

MERRIAM MOUNTAINS SPECIFIC PLAN



APPENDIX I

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

GPA 04-06; SP 04-006; R04-013; VTM538I; S04-035, S04-036, S04-037,
S04-038; Log No. 04-08-028; SCH No. 2004091166

for the

DRAFT ENVIRONMENTAL IMPACT REPORT

August 2007

MERRIAM MOUNTAINS SPECIFIC PLAN

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Merriam Property – December 3, 2003

Clark Property – November 21, 2003

Kim Property – November 18, 2003

Jimenez Property – November 25, 2003

Smith Properties – August 17, 2005

Limited Soil Sampling Report – Spent Shotgun Shell Area – September 21, 2006

March 2007

Prepared for:

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PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
MERRIAM PROPERTY
ESCONDIDO, CALIFORNIA

Prepared For:

Stonegate Development

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San Marcos, California 92122-9921

Project No. 600197-001

December 3, 2003



Leighton Consulting, Inc.

A LEIGHTON GROUP COMPANY



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Project No. 600197-001

To: Stonegate Development
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Attention: Joe Perring

Subject: Phase I Environmental Site Assessment Report, Merriam Property, Escondido, California

Leighton Consulting, Inc. is pleased to present this Phase I Environmental Site Assessment Report for the subject site.

If you have any questions regarding this report, please do not hesitate to contact me. We appreciate the opportunity to be of service.

Respectfully submitted,
LEIGHTON CONSULTING, INC.

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TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
EXECUTIVE SUMMARY	E-i
1.0 INTRODUCTION	1
1.1 AUTHORIZATION.....	1
1.2 PURPOSE.....	1
1.3 SCOPE OF WORK	1
1.4 SIGNIFICANT ASSUMPTIONS.....	1
1.5 LIMITATIONS AND EXCEPTIONS	2
1.6 SPECIAL TERMS AND CONDITIONS	2
1.7 USER RELIANCE.....	3
2.0 SITE DESCRIPTION.....	4
2.1 SITE LOCATION AND LEGAL DESCRIPTION	4
2.2 SITE AND VICINITY GENERAL CHARACTERISTICS	4
2.3 CURRENT USE OF THE SITE	4
2.4 DESCRIPTIONS OF STRUCTURES, ROADS AND OTHER IMPROVEMENTS ON THE SITE	4
2.5 CURRENT USES OF ADJOINING PROPERTIES	5
3.0 USER PROVIDED INFORMATION	6
3.1 TITLE RECORDS.....	6
3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS.....	6
3.3 SPECIALIZED KNOWLEDGE	6
3.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES	6
3.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION.....	7
3.6 REASON FOR PERFORMING PHASE I	7
3.7 OTHER.....	7
4.0 RECORDS REVIEW.....	8
4.1 STANDARD ENVIRONMENTAL RECORD SOURCES	8
4.1.1 <i>Site</i>	8
4.1.2 <i>Offsite</i>	9
4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES	11
4.3 PHYSICAL SETTING SOURCE(S).....	11
4.3.1 <i>Topography</i>	11
4.3.2 <i>Surface Water</i>	7
4.3.3 <i>Geology and Soils</i>	12
4.3.4 <i>Hydrogeology</i>	12
4.3.5 <i>Wetlands and Floodplain</i>	12
4.3.6 <i>Oil and Gas Fields</i>	13



4.4	HISTORICAL USE INFORMATION ON THE PROPERTY	13
4.4.1	<i>Aerial Photographs</i>	13
4.4.2	<i>Sanborn Maps</i>	14
4.4.3	<i>Historical Topographic Maps</i>	14
4.4.4	<i>Historical City Directories</i>	14
4.4.5	<i>Additional Resources</i>	14
4.4.6	<i>Summary of Historical Land Use</i>	15
5.0	SITE RECONNAISSANCE	16
5.1	METHODOLOGY AND LIMITING CONDITIONS	16
5.2	GENERAL SITE SETTING	16
5.3	EXTERIOR AND INTERIOR OBSERVATIONS	16
5.3.1	<i>Hazardous Substances, Drums, and Other Chemical Containers</i>	16
5.3.2	<i>Storage Tanks</i>	16
5.3.3	<i>Polychlorinated Biphenyls (PCBs)</i>	16
5.3.4	<i>Waste Disposal</i>	17
5.3.5	<i>Dumping</i>	17
5.3.6	<i>Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Cisterns, and Sumps</i>	17
5.3.7	<i>Pesticide Use</i>	17
5.3.8	<i>Staining and Discolored Soils</i>	17
5.3.9	<i>Stressed Vegetation</i>	17
5.3.10	<i>Unusual Odors</i>	17
5.3.11	<i>Onsite Wells</i>	17
5.3.12	<i>Asbestos</i>	18
5.3.13	<i>Lead-Based Paint</i>	18
5.3.14	<i>Other Observations</i>	18
6.0	INTERVIEWS	19
6.1	INTERVIEW WITH OWNER	19
6.2	INTERVIEW WITH SITE/PROPERTY MANAGER	19
6.3	INTERVIEWS WITH OCCUPANTS	19
6.4	INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS	19
6.5	INTERVIEWS WITH OTHERS	19
7.0	FINDINGS	20
7.1	ONSITE	20
7.2	OFFSITE	20
8.0	OPINION	21
8.1	ONSITE	21
8.2	OFFSITE	21
9.0	CONCLUSIONS AND RECOMMENDATIONS	22
10.0	DEVIATIONS	23
11.0	ADDITIONAL SERVICES	24



12.0 QUALIFICATIONS	25
12.1 CORPORATE	25
12.2 INDIVIDUAL	25

List of Accompanying Illustrations and Appendices

- Figure 1 -Site Location Map -Rear of Text
- Figure 2 -Site Plan - Rear of Text
- Figure 3 --Jurisdictional Wetlands Map - Rear of Text

- Appendix A - References
- Appendix B - Site Reconnaissance Photographs
- Appendix C - FirstSearch Report
- Appendix D - Records of Communication



EXECUTIVE SUMMARY

Leighton Consulting, Inc. (Leighton Consulting) performed a Phase I Environmental Site Assessment (ESA) of the property approximately bound by Highway 15 to the east, Deer Springs Road to the south, Twin Oaks Valley Road to the west and Gopher Canyon Road to the north northwest of the City of Escondido and northeast of the City of San Marcos, San Diego County, California (Figure 1 – Site Location Map). The purpose of this ESA was to identify, to the extent feasible pursuant to the processes prescribed in ASTM E1527-00, recognized environmental conditions in connection with the subject property (Site). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. The scope of work for this Phase I ESA included: records review; site reconnaissance; interviews; and report preparation.

On October 6 and 7, 2003, Leighton Consulting personnel conducted a reconnaissance-level visit of the Site to observe and document existing site conditions and the nature of the neighboring property development within ¼ mile of the Site. The Site is undeveloped, consisting of natural terrain and rolling hills. The surrounding areas are commercial, undeveloped, ranching and residential properties.

No evidence or suspicion of release(s) of petroleum products or chemicals onto the land surface, nor signs of stressed vegetation, disposals, ground settlement or other similar conditions were observed during the site inspection.

An environmental database report prepared by FirstSearch was reviewed for local, state, and federal listings for properties within the site vicinity. Regulatory database lists were reviewed for cases pertaining to leaking USTs and ASTs, hazardous waste sites, and abandoned sites within the specified radii of standards established by the ASTM. The FirstSearch report did not identify any facilities that appear to represent a potential source of migration of hazardous substances to soil or groundwater beneath the Site.

Leighton Consulting performed a Phase I ESA for the Site in conformance with the scope and limitations of ASTM Practice E1527-00. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. Leighton Consulting did not identify any recognized environmental conditions that we believe merit further investigation for the purposes of the transaction for which this assessment was prepared, except for the possible presence of lead shot in the area of the spent shotgun shells northeast of the abandoned private airstrip.

Based upon the findings of this Phase I ESA, Leighton Consulting recommends:

- Enter into the County of San Diego Department of Environmental Health's (DEH) Voluntary Assistance Program (VAP) and prepare a work plan for DEH's approval to sample the surface and near surface soils in the area of any spent shotgun shell onsite to determine if lead shot has impacted the soil that would require remediation prior to site redevelopment.



- In general, observations should be made during any future site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, staining soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.



1.0 INTRODUCTION

1.1 Authorization

Leighton Consulting, Inc. (Leighton Consulting) performed a Phase I Environmental Site Assessment (ESA) of the property approximately bound by Highway 15 to the east, Deer Springs Road to the south, Twin Oaks Valley Road to the west and Gopher Canyon Road to the north northwest of the City of Escondido and northeast of the City of San Marcos, San Diego County, California (collectively referred to as the "Site" – Figure 1) in accordance with Stonegate Development's authorization. The Site is currently undeveloped.

1.2 Purpose

Stonegate Development requested that Leighton Consulting conduct a Phase I ESA of the Site. The purpose of the ESA is to identify, to the extent feasible pursuant to the processes prescribed in ASTM E1527-00, recognized environmental conditions in connection with the property.

1.3 Scope of Work

The scope of work was performed in accordance with Leighton Consulting's proposal and included the following tasks:

- A reconnaissance-level visit of the Site for evidence of the release(s) of hazardous materials and petroleum products and to assess the potential for onsite releases of hazardous materials and petroleum products;
- Records review;
- Interviews; and
- Preparation of a report presenting our findings.

1.4 Significant Assumptions

Leighton Consulting assumes that the purpose of this ESA is to provide appropriate inquiry into the previous ownership and use of the Site so that the Client may qualify for the "innocent landowner defense" under CERCLA (42 USC subparagraphs 9601(35) and 9607(b)(3)). Leighton Consulting also assumes that the information provided by the Client, regulatory database provider, and regulatory agencies is true and reliable.



1.5 Limitations and Exceptions

Site-specific activities performed by Leighton Consulting and information collected regarding these activities are summarized in the following sections. The findings of this ESA are presented in Section 7.0. Opinions and conclusions drawn by Leighton Consulting, based on the information collected as part of the ESA, are presented in Sections 8.0 and 9.0, respectively.

Due to lack of available historical resources, historical records have not been reviewed prior to 1928. References are included in Appendix A.

This ESA was conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

The observations and conclusions presented in this report are professional opinions based on the scope of activities, work schedule, and information obtained through the ESA described herein. Opinions presented herein apply to site conditions existing at the time of our study and cannot necessarily be taken to apply to site conditions or change that we are not aware of or have not had the opportunity to evaluate. It must be recognized that conclusions drawn from these data are limited to the amount, type, distribution, and integrity of the information collected at the time of the investigation, the methods utilized to collect and evaluate the data, and that a full and complete determination of environmental risks cannot be made. Although Leighton Consulting has taken steps to obtain true copies of available information, we make no representation or warranty with respect to the accuracy or completeness of this information.

1.6 Special Terms and Conditions

The scope of work for this Phase I ESA did not include testing of electrical equipment for the presence of polychlorinated biphenyls (PCBs) or collection of other environmental samples such as air, water, building materials, or paint; assessment of natural hazards such as naturally occurring asbestos, radon gas or methane gas; assessment of the potential presence of radionuclides; or assessment of nonchemical hazards such as the potential for damage from earthquakes or floods, or the presence of endangered species or wildlife habitats. This ESA also did not include an extensive assessment of the environmental compliance status of the Site or of the businesses operating at the Site, or a health-based risk assessment.



1.7 User Reliance

This report is for the exclusive use of Stonegate Development. Use of this report by any other party shall be at such party's sole risk.



2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The approximately 2100-acre Site is located approximately east of Highway 15, north of Deer Springs Road, west of Twin Oaks Valley Road and one mile south of Gopher Canyon Road northwest of the City of Escondido and northeast of the City of San Marcos, San Diego County, California (Figure 1). No address was found to be associated with the Site.

2.2 Site and Vicinity General Characteristics

The Site is undeveloped, consisting of natural terrain and rolling hills (Photos 1 through 22 in Appendix B). The surrounding areas are commercial, undeveloped, ranching and residential properties.

2.3 Current Use of the Site

The Site is undeveloped, consisting of natural terrain and rolling hills (Photos 1 through 22 and Figure 2).

2.4 Descriptions of Structures, Roads and Other Improvements on the Site

The Site is undeveloped and includes multiple parcels. Several unpaved roads cross the Site. One dwelling was observed in the south-central area of the Site east of Gist Road (Figure 2).

The following utilities provide service to the Site:

Natural Gas	:	San Diego Gas & Electric
Water	:	Vallecitos Water District (VWD)
Electric	:	San Diego Gas & Electric
Sanitary Wastewater	:	VWD
Solid Waste Disposal	:	EDCO



2.5 Current Uses of Adjoining Properties

The Site is currently bordered by Highway 15 to the east; ranching, residential, commercial plant nursery and undeveloped properties to the west and south; and undeveloped property to the north.



3.0 USER PROVIDED INFORMATION

The user of this Phase I ESA is identified as Stonegate Development (Stonegate).

3.1 Title Records

Leighton Consulting was not provided a preliminary title report.

3.2 Environmental Liens or Activity and Use Limitations

Evidence of environment liens or activity or land use limitations was not disclosed to Leighton Consulting.

3.3 Specialized Knowledge

Specialized knowledge about the Site was not disclosed to Leighton Consulting.

3.4 Valuation Reduction for Environmental Issues

Evidence of valuation reduction for environmental issues was not disclosed to Leighton Consulting.



3.5 Owner, Property Manager, and Occupant Information

The property owners and associated Assessor Parcel Numbers (APN) as designated by the County of San Diego Assessor's office are:

Anabtawi	172-220-17	Lusardi	186-611-14, 187-540-50
Avedian	174-210-11,12, 172-091-21,04, 172-220-11	Lusardi	186-611-16, 187-540-51
Badger	186-611-08	NFB Child	178-100-05,26
Dhunahoo	172-091-25	NFK-Cehade	174-280-11,14, 174-290-02
El Farra	172-220-14,16	Ogden	174-190-41,43
Hanson	174-190-12,13,20, 174-210-01,05,08,07,17,18	Pizzuto	178-100-07
Harmatz	178-221-09172-220-18, 172-091-07	Rancon	178-101-25,17,26, 174-211-04
Jamolga	172-220-18, 172-091-07	Safacorp	178-101-16,01
Jimenez	178-101-27, 178-101-28	Salam	174-211-07
Losey	174-211-05	Salwy	174-211-06
Lusardi	186-611-09,07,15, 187-540-49	Spounias	186-611-01,11,20,17, 186-250-13
Lusardi	186-611-09,07,15, 187-540-49		

The location of each parcel is shown on Figure 2.

3.6 Reason for Performing Phase I

Leighton Consulting assumes that the purpose of this ESA is to provide appropriate inquiry into the previous ownership and use of the Site so that the Client may qualify for the "innocent landowner defense" under CERCLA (42 USC subparagraphs 9601(35) and 9607(b)(3)).

3.7 Other

Stonegate provided Leighton Consulting a Phase I ESA for the Site prepared by CTL Environmental Services (CTL Environmental), dated April 18, 2000. Also, Leighton Consulting reviewed a Preliminary Geotechnical Investigation Report provided by Leighton and Associates (Leighton, 2002). Leighton Consulting reviewed these reports for pertinent information.



4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

A search of selected government databases was conducted by Leighton Consulting using the Environmental FirstSearch (FirstSearch) environmental database report system. Details of the database search along with descriptions of each database researched are provided in the FirstSearch report (Appendix C).

4.1.1 Site

The Site was identified on the FirstSearch report. The following database sites were listed:

- Wetlands were identified in the northwestern and western areas of the Site (Map ID #20 and 25 on the Radius Map in Appendix D). Wetlands are discussed in depth in Section 4.3.5.
- Robert Weese Filtration Plant, 3885 Silverleaf Lane, is located in the northwestern area of the Site (Map ID #4). This plant is not a part of the Site; the Site surrounds this facility. This plant was listed in the permit, UST and solid waste landfill (SWL) databases. The facility was listed in the Permit database as recycling small quantities (0 to 5 gallons) of waste oil and storing hazardous materials. Four inspection violations are listed as well, two noted during the 1999 inspection and two during the 2000 inspection. The SWL database listed the primary and secondary waste types as inert contaminated soil and filter backwash brine waters, respectively. The database lists the former diesel UST as "closed by removal".
- Twin Oaks Chlorine Station, 3896 El Paso Alto Road, is located in the northwestern area of the Site (Map ID# 12) and is listed in the Permit database. This station is not a part of the Site; the Site surrounds this facility.
- North Twin Oaks Chlorine Station, 3690 North Twin Oaks Valley Road, is located in the northwestern area of the Site (Map ID# 9) and is listed in the Permit database. This station is not a part of the Site; the Site surrounds this facility.
- Several sites were incorrectly identified as being within the site boundaries, including the S&C Vander Woude Dairy, San Diego County Water Authority Schetne House, Vreeland Nursery Inc., Champagne Texaco and Lawrence Welk Resort. The S&C Vander Woude Dairy, 3588 North Twin Oaks Valley Road, is located north of Camino Mayor. The Vreeland Nursery, 2705 Sarver Lane, is located adjacent to the southern site boundary near Gist Road. These two sites are listed in the Permit database. The remaining sites are discussed in the following sections.



4.1.2 Offsite

Federal NPL List: The Environmental Protection Agency's (EPA) National Priorities List (NPL) of uncontrolled or abandoned hazardous waste sites was reviewed for sites within a mile radius of the Site. To appear on the NPL, sites must have met or surpassed a predetermined hazard ranking system score, been chosen as a State's top priority site, pose a significant health or environmental threat, or be a site where the EPA has determined that remedial action is more cost effective than removal action. The database search did not identify any NPL sites within a mile of the Site.

Federal CERCLIS List: The EPA's Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) listings were reviewed to determine if sites within 0.5 miles of the Site are listed for investigation. The CERCLIS database identifies hazardous waste sites that require investigation and possible remedial action to mitigate potential negative impacts on human health or the environment. The database search did not identify any State equivalent CERCLIS facilities within 0.50 miles of the Site.

Federal RCRA List: The current Resource Conservation Recovery Act (RCRA) Notifiers List was reviewed to determine if RCRA treatment, storage, or disposal sites (TSDs) are located within 0.50 miles of the Site. The database search did not identify any RCRA TSD facilities within 0.50 miles of the Site.

The RCRA Corrective Action Sites List is maintained for sites, which are undergoing "a corrective action." A corrective action order is issued when there has been a release of hazardous waste constituents into the environment from a RCRA facility. The database search did not identify any RCRA Corrective Action facilities within a mile of the Site.

The RCRA regulated hazardous waste generator notifiers list was reviewed to determine if RCRA generator facilities are located on or adjoining the Site. The database search identified one generator located adjacent to and west of the Site.

- San Diego County Water Authority Schetne House, 3586 North Twin Oaks Valley Road, is located north of Camino Mayor. The facility is a small quantity generator (100 to 1000 kilograms per month of hazardous waste).

Emergency Response Notification System (ERNS): The EPA's database of emergency response actions was reviewed. The database search did not identify any ERNS listings located adjacent to the Site.



Department of Toxic Substances Control (CALSITES) Sites: The Department of Toxic Substances Control (DTSC) CALSITES database contains potential or confirmed hazardous substance release properties. The database search did not identify any CALSITES facilities within a mile radius of the Site.

Solid Waste Landfill Facilities: This database, provided by the Department of Consumer and Regulatory Affairs, consists of both open, as well as closed and inactive solid waste disposal facilities and transfer stations (SWL). The database search identified one SWL site within 0.50 miles of the Site, the Robert Weese Filtration Plant, which was described previously.

Underground Storage Tank (UST) Sites: The California State Water Resources Control Board (SWRCB) Underground Storage Tank inventory list was reviewed to determine if any USTs are located adjacent to the Site. The database search identified UST facilities adjacent to the Site.

- One UST was identified at the Robert Weese Water Filtration Plant and is discussed above.
- The second UST identified as being at the Site is actually located at Champagne Texaco, which is east of Highway 15 and not adjacent to the Site.
- Multiple USTs were identified at ARCO Facility No. 5625, 26915 Mesa Rock Road, located adjacent to the southeast corner of the Site.

Leaking Underground Storage Tank (LUST) Sites: The EPA maintains lists of information pertaining to reported leaking underground storage tanks (LUSTs) in the state. The database search identified three LUST facilities within 0.5 miles of the Site.

- Champagne Texaco, Chevron #9-1197, 8808 Lawrence Welk Drive, is located approximately 0.2 miles east of the Site. The case was reported as closed in 1991 (Map ID #5).
- Pipeline Constructors, 26845 Mountain Meadow Road, is located approximately 0.3 miles northeast of the Site (Map ID# 15). A diesel release was reported and the case was closed in 1993.
- Circle R Ranch/Circle R Ranch Trading Post, 8751 Old Castle Road, is located 0.41 miles northeast of the Site (Map ID# 29 and 32). An unleaded release was reported in 1993 and the case was closed in 1996.

Due to the nature of these listings and the distance from the Site, there is low potential for these nearby facilities to adversely affect the Site. Therefore, these facilities are not considered a recognized environmental condition.

Unmapped Listings: Several unmapped listings were reported. Based on the information provided in the database report, and their location to the subject property, it appears that these unmapped sites are not likely to have the potential to adversely impact the subject property.



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4.2 Additional Environmental Record Sources

In 1990, the State of California (1990) conducted a radon survey in the state. The results of the survey indicate that for the 182 samples obtained from residential homes in Region 9, which includes San Diego County, the arithmetic mean radon levels were 0.6 picoCuries per liter of air (pCi/l).] This average total is below the U. S. EPA radon action level of 4 pCi/l of air. Therefore, the potential for elevated radon levels at the Site appears to be low.

4.3 Physical Setting Source(s)

Leighton Consulting reviewed pertinent maps and readily available literature for information on the physiography and hydrogeology of the Site. A summary of this information is presented in the following subsections.

4.3.1 Topography

The Site is located in Township 11 South, Range 3 West, Sections 11, 12, 13, 14, 15 and 24 and Township 11 South, Range 2 West, Sections 18, 19 and 30, located northeast of the City of Escondido and northwest of the City of San Marcos, San Diego County, California. Topographic map coverage of the site vicinity is provided by the United States Geological Survey (USGS) "San Marcos, California" Quadrangle (1968, photorevised 1983). No structures are depicted on the Site or surrounding properties. Evidence of oil wells or water wells was not noted onsite. The Site is part of the Merriam Mountains, and its elevation ranges from approximately 700 to 1,750 feet above mean sea level (CTL Environmental, 2000).

4.3.2 Surface Water

As shown on the USGS "San Marcos, California" Quadrangle (1968, photorevised 1983), Gopher Canyon Creek runs 0.1 mile northwest to southeast through the northwestern area of the Site adjacent to Twin Oaks Valley Road. An unidentified creek runs east to west through the southwestern area of the Site, located north of Deer Springs Road, and trends to the south at Sarver Lane. A second unidentified creek runs east to west through the northeastern area of the Site, south of Lawrence Welk Court. The Second San Diego Aqueduct is located adjacent to the northwestern corner of the Site. An unidentified creek is located east of and parallels Highway 15.



4.3.3 Geology and Soils

The local soils consists of the Cienega Series, "which occurs on 5 to 75 percent slopes and consists of rolling to mountainous uplands." The soils are "brown, medium acid, coarse sandy loam about 10 inches thick and are excessively drained" (CTL Environmental, 2000). As reported by Leighton, "the Site is located within the coastal subprovince of the Peninsular Ranges Geomorphic Province, near the western edge of the southern California batholith. Primarily, the Site is underlain by the Cretaceous-aged Granite of the southern California batholith with minor amounts of Jurassic-aged metavolcanic rock along the western margin. Erosion and regional tectonic uplift created the valleys and ridges of the area" (Leighton, 2002).

4.3.4 Hydrogeology

The eastern and northern area of the Site is located in the San Luis Rey Hydrologic Unit, Lower San Luis Hydrologic Area, Moosa Hydrologic Sub-area and the southwestern area is located in the Carlsbad Hydrologic Unit, San Marcos Hydrologic Area, Twin Oaks Hydrologic Sub-area. Groundwater has municipal, agricultural and industrial beneficial use (California RWQCB, 1994). The groundwater flow direction beneath the Site is assumed to be to the south/southwest (CTL Environmental, 2000.) CTL Environmental reported that "groundwater occurs as shallow unconfined and/or confined aquifers at depths ranging from 10 to 150 feet below ground surface" (CTL Environmental, 2000).

4.3.5 Wetlands and Floodplain

The Site inspection did not reveal existing wetlands or any conditions, such as reeds or standing water, that would indicate the presence of a wetland on the Site. The FirstSearch report identified wetlands in the northeastern and western area of the Site as shown on the Radius Map in Appendix D. In addition, jurisdictional waters are noted on Figure 3, showing additional areas of identified wetlands.

According to the FirstSearch report, the Site is located outside the 500-year flood zone.



4.3.6 Oil and Gas Fields

Leighton Consulting reviewed the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, Regional Wildcat Map, Number W1-7, dated April 7, 1990. No evidence of onsite oil wells or oilfield-related facilities was observed on the Site.

4.4 Historical Use Information on the Property

Leighton Consulting conducted personal interviews and reviewed selected aerial photographs and topographic maps. These references were reviewed for evidence of activities which would suggest the potential presence of hazardous substances at the Site and to evaluate the potential for the Site to be impacted by offsite sources of contamination. The following paragraphs are a chronological summary of the review.

4.4.1 Aerial Photographs

Historical aerial photographs were reviewed for information regarding past Site uses. Aerial photographs were reviewed for the following years: 1928, 1953, 1973, 1978 and 1989. Reference photographs are provided in Appendix E.

In the 1928 aerial photograph, the Site and surrounding property are undeveloped. The eastern end of Deer Springs Road is observed. An orchard is noted adjacent to the southeast corner of the Site, where the present-day Arco Station is located. Highway 15 appears east of the Site as a small road.

In the 1953 aerial photograph, the Site and surrounding property are undeveloped. Deer Springs Road, Sarver Lane, and Country Garden Lane are noted south of the Site. The previously noted orchard is not present. A different orchard is noted adjacent to Deer Springs Road, south of the Site. Photographs of the eastern area of the Site do not exist or were not available at the time of the photograph review.

In the 1973 aerial photograph, land use changes are not observed at the Site and surrounding property to the north. Multiple unpaved roads, including Gist Road, cross the Site. A hillside quarry is noted on the northwestern area of the Site. Lawrence Welk Drive extends east of the Site. Highway 15 appears to have been widened. Twin Oaks Valley Road is present west of the Site. The present-day Catholic Church is noted south of the Site on Sarver Lane. The present-day mobile home court is noted adjacent to the southeast corner of the Site. Several structures, most likely residential and/or ranching properties, are noted west and south of the Site.



In the 1978 aerial photograph, land use changes are not observed at the Site and surrounding property to the east. The two present-day water tanks are noted within the Site. Orchards are observed on the adjacent property to the northwest, on the south side of Twin Oaks Crest Drive, west of the Site, and on Deer Springs Road, south of the Site. Lawrence Welk Drive and Lawrence Welk Court appear on the northeast corner of the Site, west of Highway 15.

In the 1989 aerial photograph, land use changes are not observed at the Site and surrounding properties to the south. Improvements are noted to Highway 15. Additional orchards are noted south of Twin Oaks Crest Drive, west of the Site. A photograph showing the northern end of the Site was not available.

4.4.2 Sanborn Maps

Sanborn Map coverage does not exist for the Site.

4.4.3 Historical Topographic Maps

A historical topographic map was reviewed for information regarding past Site uses. Topographic map coverage of the site vicinity is provided by the "San Marcos, California" Quadrangle (1968, photorevised 1983). No structures are depicted at the Site and surrounding properties.

4.4.4 Historical City Directories

Historical City Directories were not reviewed for the Site.

4.4.5 Additional Resources

A jurisdictional wetlands map, provided by Fuscoe Engineering, was reviewed for the presence of wetlands. Multiple wetlands were shown at several locations throughout the Site (Figure 3).



4.4.6 Summary of Historical Land Use

Based on historical records, land usage is summarized as follows:

Time Period	Land Usage	Reference
Prior to 1928	Unknown	None available
Approximately 1928 to Present	Undeveloped	Aerial Photographs, Interview, Site Visit



5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

On October 6 and 7, 2003, a representative of Leighton Consulting conducted a reconnaissance-level assessment of the Site. The site reconnaissance consisted of the observation and documentation of existing site conditions and nature of the neighboring property development within ¼ mile of the Site. Photographs of the Site are presented in Appendix B and their view directions are noted on Figure 2. Items noted during the site reconnaissance are also noted on Figure 2.

5.2 General Site Setting

The Site is undeveloped, consisting of natural terrain and rolling hills. Leighton Consulting was able to access only the southwestern, southeastern, northwestern and northeastern areas of the Site due to difficult terrain.

5.3 Exterior and Interior Observations

5.3.1 Hazardous Substances, Drums, and Other Chemical Containers

Leighton Consulting did not observe storage of hazardous or regulated substance containers at the Site.

5.3.2 Storage Tanks

No evidence of underground storage tanks (USTs) (such as vent lines, fill or overfill ports) was observed on the Site. Two aboveground water storage tanks were observed within the Site boundaries in areas that are not a part of the Site. These two tanks are noted on Figure 2 (Photo 5).

5.3.3 Polychlorinated Biphenyls (PCBs)

No visual evidence of PCBs was observed onsite.



5.3.4 Waste Disposal

No trash is generated at the Site. The offsite contractor EDCO provides service to the area.

5.3.5 Dumping

Evidence of cultural debris was observed at several locations onsite. The residential debris was observed at an area south of Camino Mayor (Photo 12) and adjacent to Gist Road on the southwestern area of the Site. Intermittent residential debris was observed at various places at the Site. Stained soils were not noted at the location of this debris.

5.3.6 Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Cisterns, and Sumps

No evidence of pits, ponds, lagoons, septic systems, wastewater, drains, cisterns, and sumps was observed at the Site.

5.3.7 Pesticide Use

No pesticides were observed onsite.

5.3.8 Staining and Discolored Soils

No evidence of staining and discolored soils was observed at the Site.

5.3.9 Stressed Vegetation

No stressed vegetation was observed onsite.

5.3.10 Unusual Odors

No unusual odors were detected onsite.

5.3.11 Onsite Wells

No oil or gas production wells were observed or reported at or adjacent to the Site.



5.3.12 Asbestos

No structures are present at the Site.

5.3.13 Lead-Based Paint

No structures are present at the Site.

5.3.14 Other Observations

In September 2002, Leighton observed spent shotgun shell casings (approximately 100) northeast of the abandoned private airstrip in the northwest area of the Site (Figure 2). An abandoned hillside quarry was noted in the northwest area of the Site. The evidence of equipment was noted at this location.



6.0 INTERVIEWS

Leighton Consulting conducted interviews with persons having knowledge of current or past Site usage. Interviews were conducted either orally or in the form of a written questionnaire.

On October 16, 2003, Leighton Consulting emailed its Standard Phase I ESA Owner/Site Contact Interview Form to Raymond and Laura Ogden, trustees of the Ogden property, where the spent shell casings were observed.

6.1 Interview With Owner

Leighton Consulting received the interview form on October 18, 2003 via facsimile. The Ogdens stated that the Site was vacant land and that they have owned the Site since 1984. They stated they were not aware of storage of any hazardous materials or environmental concerns associated with the Site. The Ogdens stated that they do not use the Site for recreational shooting and that the private dirt airstrip was never used.

6.2 Interview With Site/Property Manager

There is no property manager for the Site.

6.3 Interviews With Occupants

Leighton Consulting did not observe any occupants.

6.4 Interviews With Local Government Officials

Leighton Consulting did not interview local government officials.

6.5 Interviews With Others

Leighton Consulting did not conduct any other interviews for the Site.



7.0 FINDINGS

Leighton Consulting performed a Phase I ESA of the property approximately bound by Highway 15 to the east, Deer Springs Road to the south, Twin Oaks Valley Road to the west and Gopher Canyon Road to the north northeast of the City of Escondido and northwest of the City of San Marcos, San Diego County, California. The Site is undeveloped. The surrounding areas are commercial, undeveloped, ranching and residential properties.

7.1 Onsite

Historically, the Site was undeveloped.

The Site currently is undeveloped, consisting of natural terrain and rolling hills and an abandoned hillside quarry. Evidence of cultural debris was observed at several locations onsite. No stained soils were noted at these locations. Spent shotgun shell casings (approximately 100) were observed northeast of the abandoned private airstrip located in the northwest area of the Site.

7.2 Offsite

Historically, the adjacent properties were undeveloped. Historical aerial photographs show areas with orchards south, west and northwest of the Site and sparsely developed areas of single-family residences west and south of the Site.

The Site is currently bordered by Highway 15 to the east; ranching, residential, commercial plant nursery and undeveloped properties to the west and south; and undeveloped property to the north.



8.0 OPINION

8.1 Onsite

No evidence or suspicion of release(s) of petroleum products or chemicals onto the land surface, nor signs of stressed vegetation, disposals, ground settlement or other similar conditions were observed during the site inspection. Leighton Consulting identified no recognized environmental conditions that we believe merit further investigation for the purposes of the transaction for which this assessment was prepared, except for the possible presence of lead shot in the area of the spent shotgun shells northeast of the abandoned private airstrip.

8.2 Offsite

An environmental database report prepared by FirstSearch was reviewed for local, state, and federal listings for properties within the site vicinity. Regulatory database lists were reviewed for cases pertaining to leaking USTs and ASTs, hazardous waste sites, and abandoned sites within the specified radii of standards established by the ASTM. The FirstSearch report did not identify any facilities that appear to represent a potential source of migration of hazardous substances to soil or groundwater beneath the Site.



9.0 CONCLUSIONS AND RECOMMENDATIONS

Leighton Consulting performed a Phase I ESA for the Site in conformance with the scope and limitations of ASTM Practice E1527-00. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. This assessment has revealed evidence of recognized environmental conditions in connection with the property.

Based upon the findings of this Phase I ESA, Leighton Consulting recommends:

- Enter into the County of San Diego Department of Environmental Health's (DEH) Voluntary Assistance Program (VAP) and prepare a work plan for DEH's approval to sample the surface and near surface soils in the area of any spent shotgun shell onsite to determine if lead shot has impacted the soil that would require remediation prior to site redevelopment.
- In general, observations should be made during any future site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, staining soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.



10.0 DEVIATIONS

Leighton Consulting did not deviate from or alter the scope of work, as defined in Section 1.3 of this report, in any way.



11.0 ADDITIONAL SERVICES

Leighton Consulting did not perform any work outside the scope of work as defined in Section 1.3 of this report.



12.0 QUALIFICATIONS

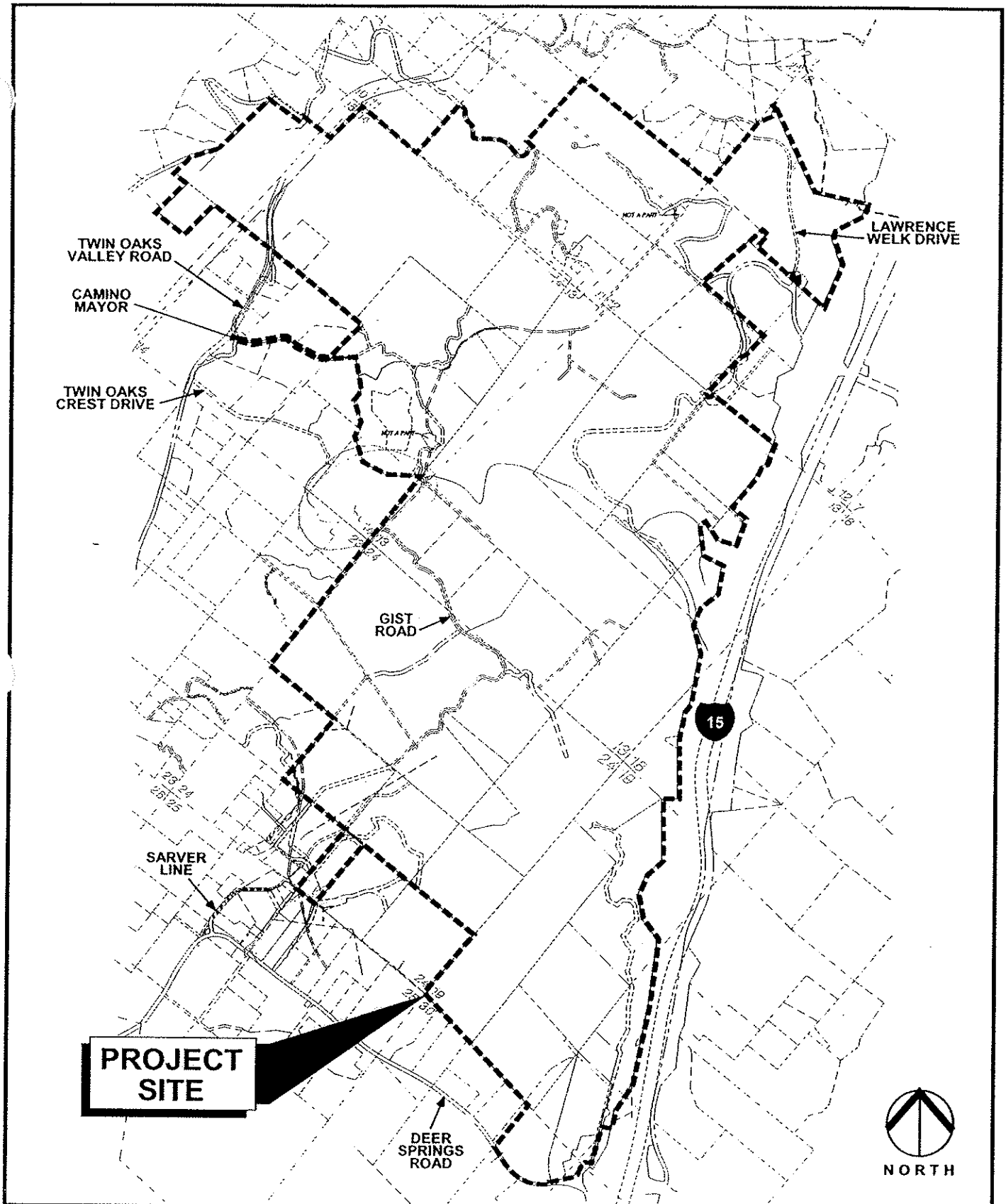
12.1 Corporate

Leighton Group, Inc. is the parent firm for three firms, of which Leighton Consulting, Inc. is one. The other two firms are Leighton and Associates, Inc. and Teratest Labs, Inc. Leighton Consulting provides professional services in environmental engineering that involves the application of science and engineering to environmental compliance, contamination assessment and cleanup, and the management of hazardous, solid and industrial waste. Phase I Environmental Site Assessments are a part of this practice area and have been conducted by Leighton Consulting.

12.2 Individual

The qualifications of the Project Manager and the other Leighton Consulting environmental professionals involved in this Phase I ESA meet the Leighton Consulting corporate requirements for performing Phase I ESAs. In addition, Thomas E. Mills is a Registered Geologist and Registered Environmental Assessor II.





SITE LOCATION MAP

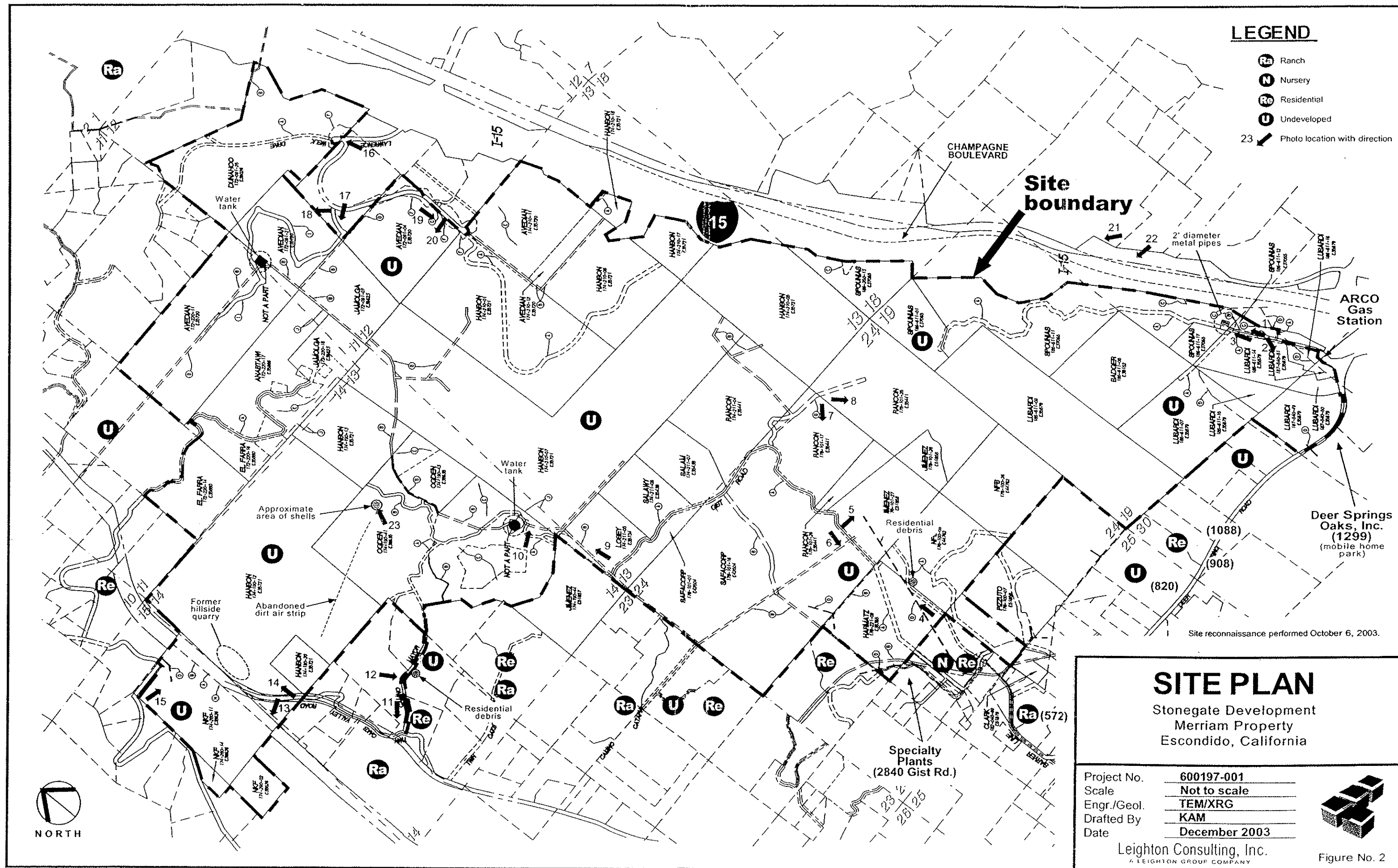
Stonegate Development
Merriam / Merriam Property
Escondido, California

Project No.	600197-001
Scale	Not to scale
Engr./Geol.	TEM/XRG
Drafted By	KAM
Date	December 2003

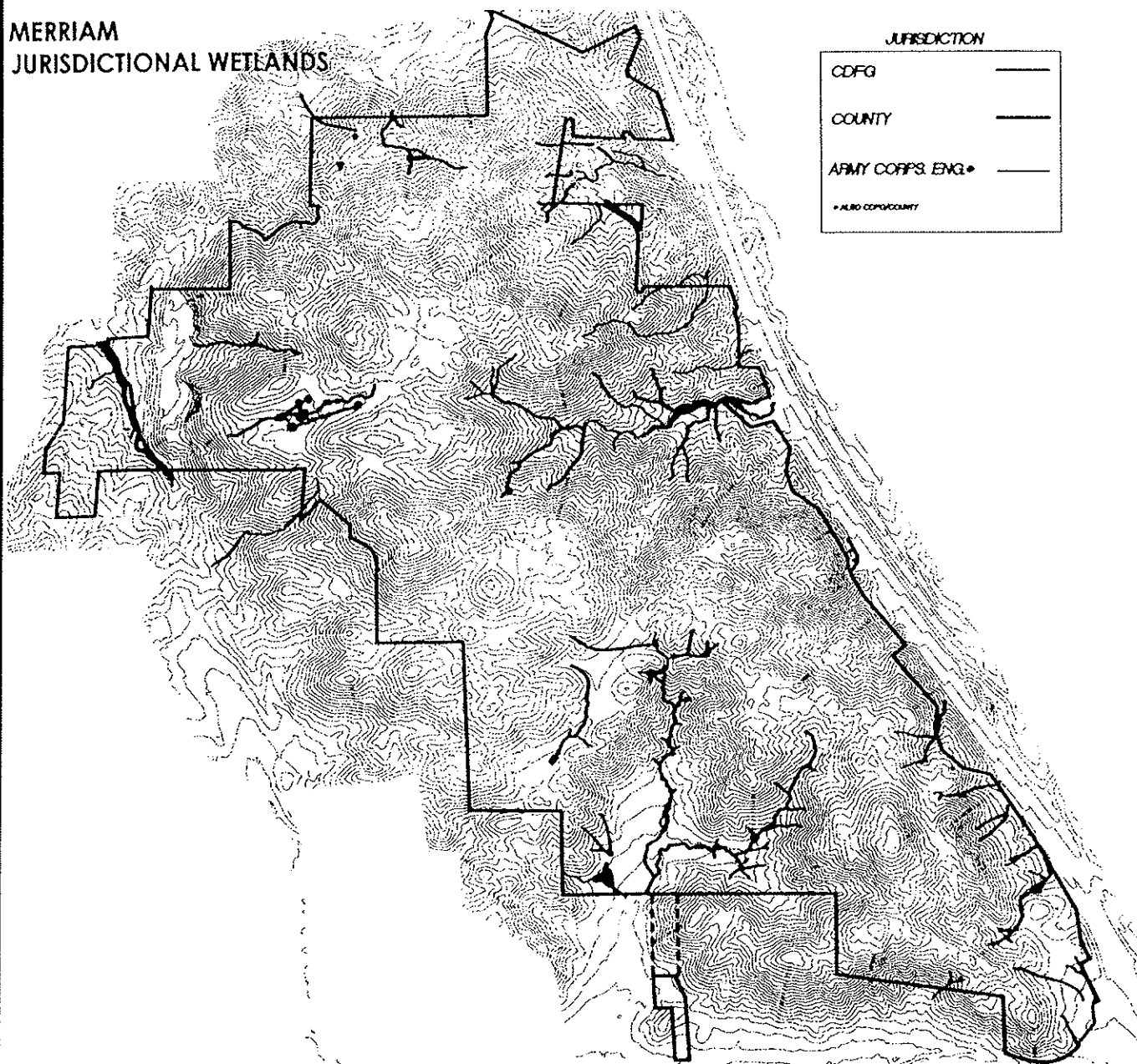
Leighton Consulting, Inc. A LEIGHTON GROUP COMPANY



Figure No. 1



MERRIAM JURISDICTIONAL WETLANDS



JURISDICTION

CDFG	_____
COUNTY	_____
ARMY CORPS. ENG.*	_____
*ALSO CDFG/COUNTY	

BASE MAP: Fuscoe Engineering, 2003



WETLANDS MAP

Stonegate Development
Merriam / Merriam Property
Escondido, California

Project No.	600197-001
Scale	Not to scale
Engr./Geol.	TEM/XRG
Drafted By	KAM
Date	December 2003

Leighton Consulting, Inc. A LEIGHTON GROUP COMPANY



Figure No. 3

APPENDIX A

REFERENCES

APPENDIX A

REFERENCES

ASTM, 2000, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-00, dated May 10, 2000.

California Regional Water Quality Control Board (RWQCB), 1994, Water Quality Control Plan for the Santa Diego Basin (9), September 8, 1994.

Year	Photo Identification Number	Source
1928	24-B,C & 25-B,C	County of San Diego
1953	4M-29, 3M-165, 4M-31	County of San Diego
1973	27-56,57,58,59,60; 26-48,49,50,51,52; 25-63,64	County of San Diego
1978	21-C-1,2,3,4;22-A-21,22,23,24,25;23-A-23,24	County of San Diego
1989	1-100	County of San Diego

CTL Environmental Services, 2000, Phase I Environmental Site Assessment, Stonegate Property, Escondido, California, dated April 2000.

Fusco Engineering, 2003, Jurisdictional Wetland Map.

Leighton and Associates, Inc., 2002, Preliminary Geotechnical Investigation, September 27, 2002.

Regional Wildcat Map Showing Wells not on Division of Oil and Gas Field Maps, 1990, California Department of Conservation, Division of Oil, Gas and Geothermal Resources, Number W1-7, dated April 7, 1990.

Track Info Services, LLC, 2003, Environmental First Search Report dated October 3, 2003.

United States Geological Survey Topographic Map, "San Marcos, California" Quadrangle (1968, photorevised 1983).

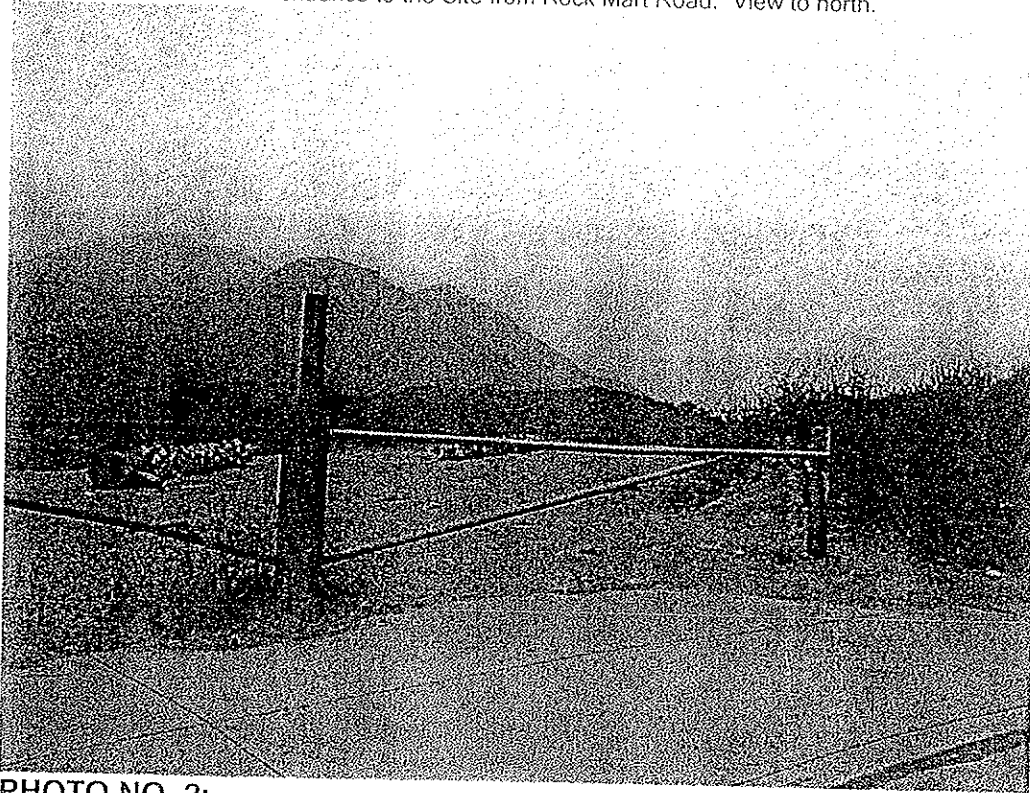
APPENDIX B

SITE RECONNAISSANCE PHOTOGRAPHS



PHOTO NO. 1:

View of the southeastern entrance to the Site from Rock Mart Road. View to north.

**PHOTO NO. 2:**

View of the southeastern area of the Site from the northern end of Rock Mart Road. View to the southwest.



PHOTO NO. 3:

View of the southeastern area of the Site. Highway 15 is shown on the right-hand side of the photo.
View to northwest.

**PHOTO NO. 4:**

View of the southwestern area north of the Specialty Plants nursery. View to north.



PHOTO NO. 5:

600197-001

View of the south-central area of the Site. View to east.



PHOTO NO. 6:

View of the south-central area of the Site showing Gist Road. View to south.

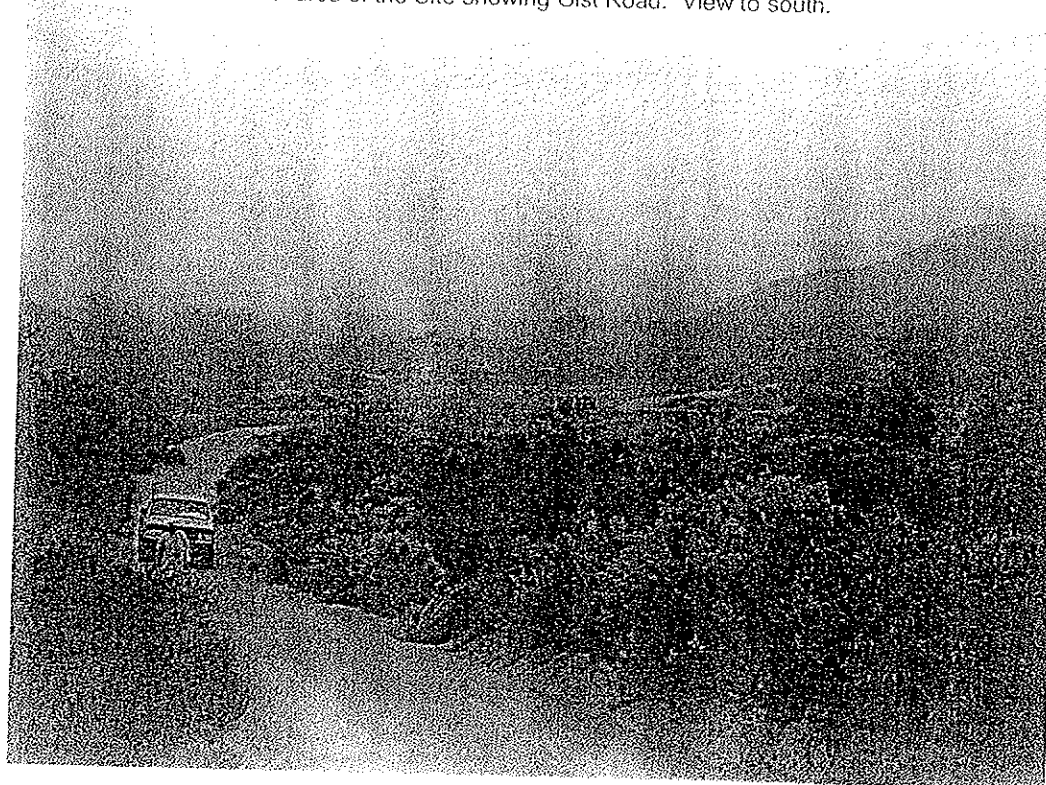


PHOTO NO. 7:

View of Camino Mayor. View to southwest.



PHOTO NO. 8:

View of Camino Mayor. View to southwest.



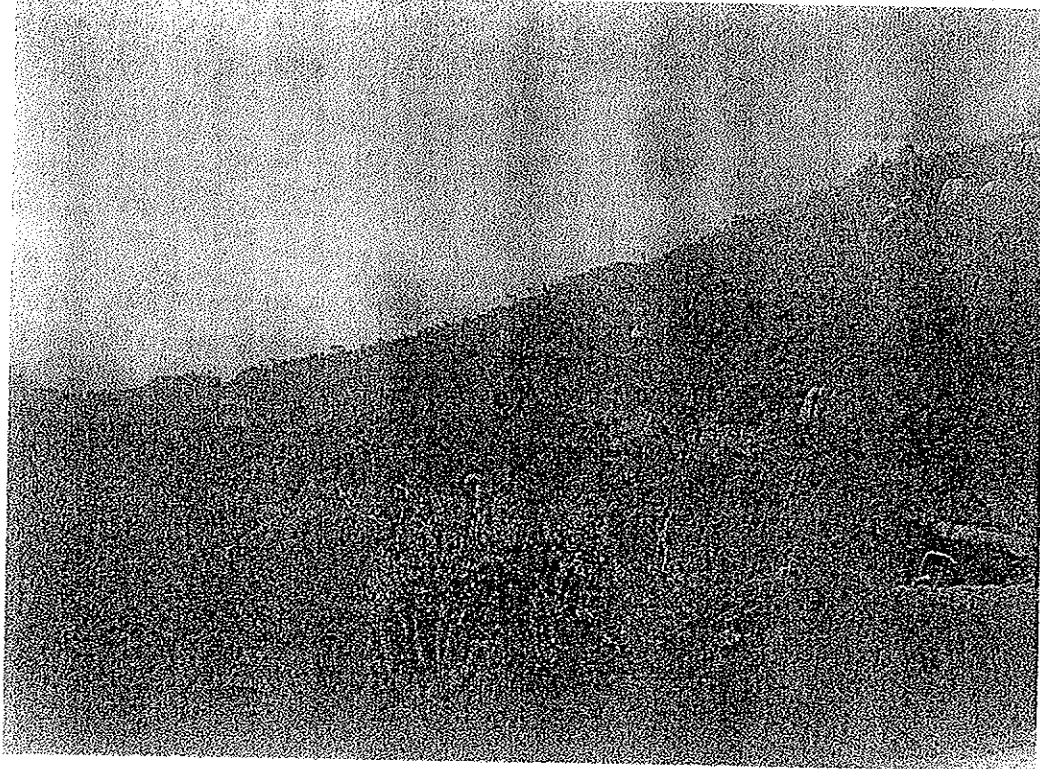
PHOTO NO. 9:

View of Camino Mayor. View to southwest.



PHOTO NO. 10:

View of Camino Mayor. View to southwest.



KWE

PHOTO NO. 11:

View of Camino Mayor. View to southwest.



1

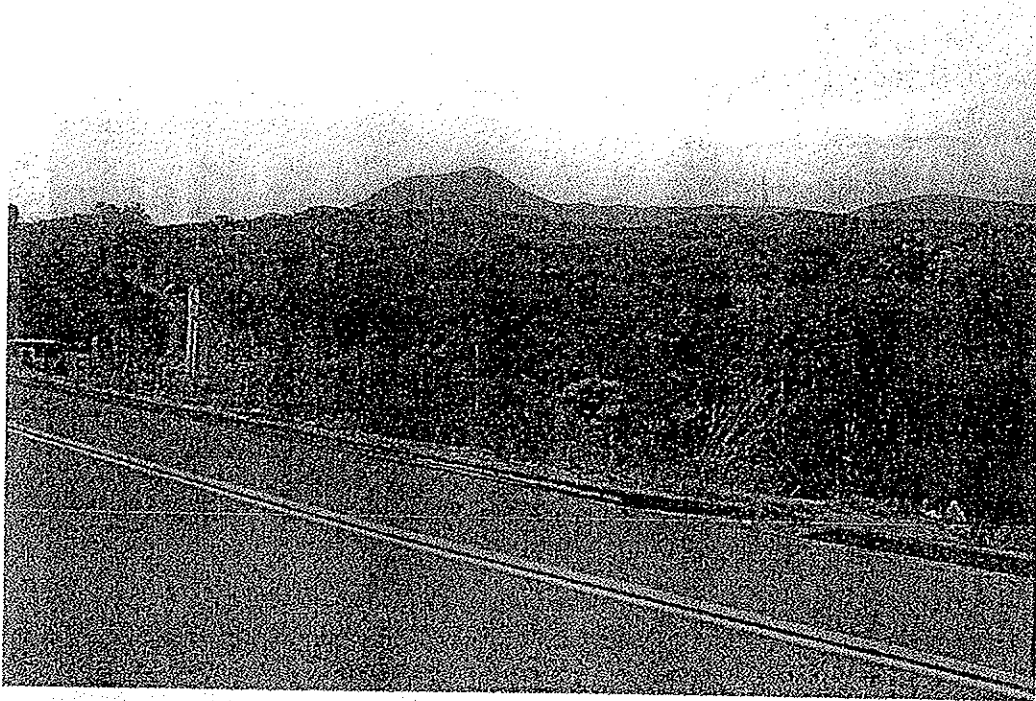
PHOTO NO. 12:

View of an area of residential on the south side of Camino Mayor. View to southeast.



PHOTO NO. 13:

View from Twin Oaks Valley Road of the northwestern area of the Site. View to west.

**PHOTO NO. 14:**

View from Twin Oaks Valley Road of the northwestern area of the Site, showing an area of debris. View to north.



PHOTO NO. 15:

View of the northwestern area of the Site from Huckleberry. View to east.



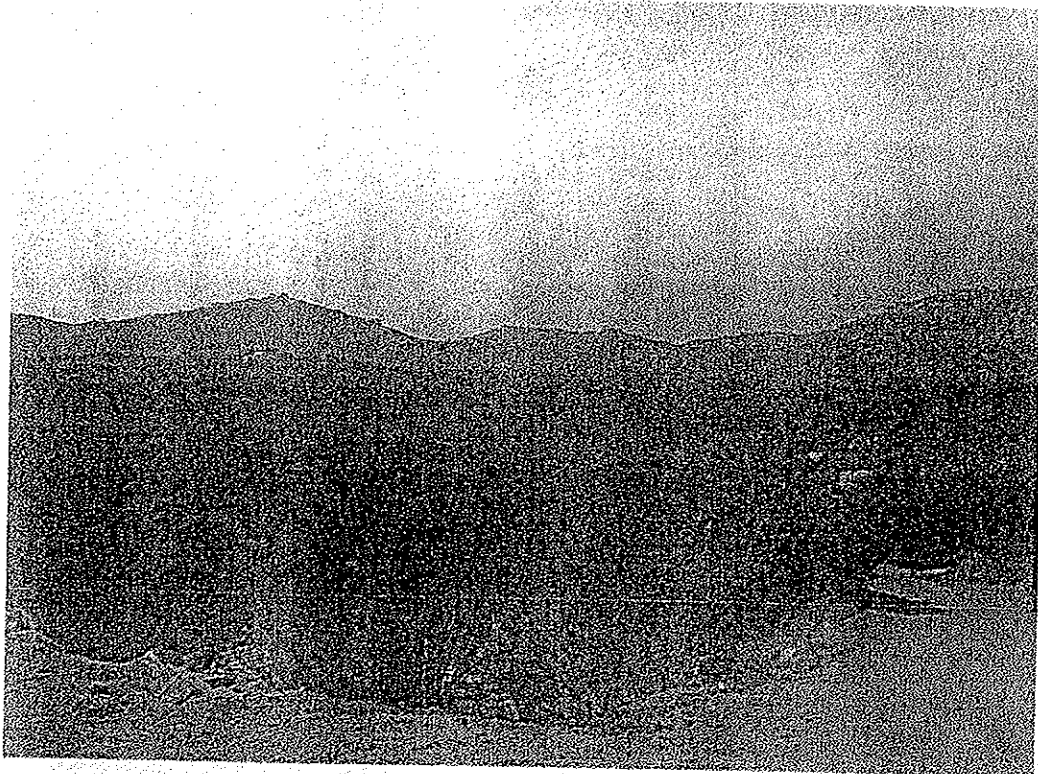
PHOTO NO. 16:

View of the northeastern area of the Site from Lawrence Welk Drive. View to the northwest.



PHOTO NO. 17:

View of the northeastern area of the Site from Lawrence Welk Court. View to west.

**PHOTO NO. 18:**

View of the northwestern area of the Site from Lawrence Welk Court. A water tank is shown in the background. View to northwest.

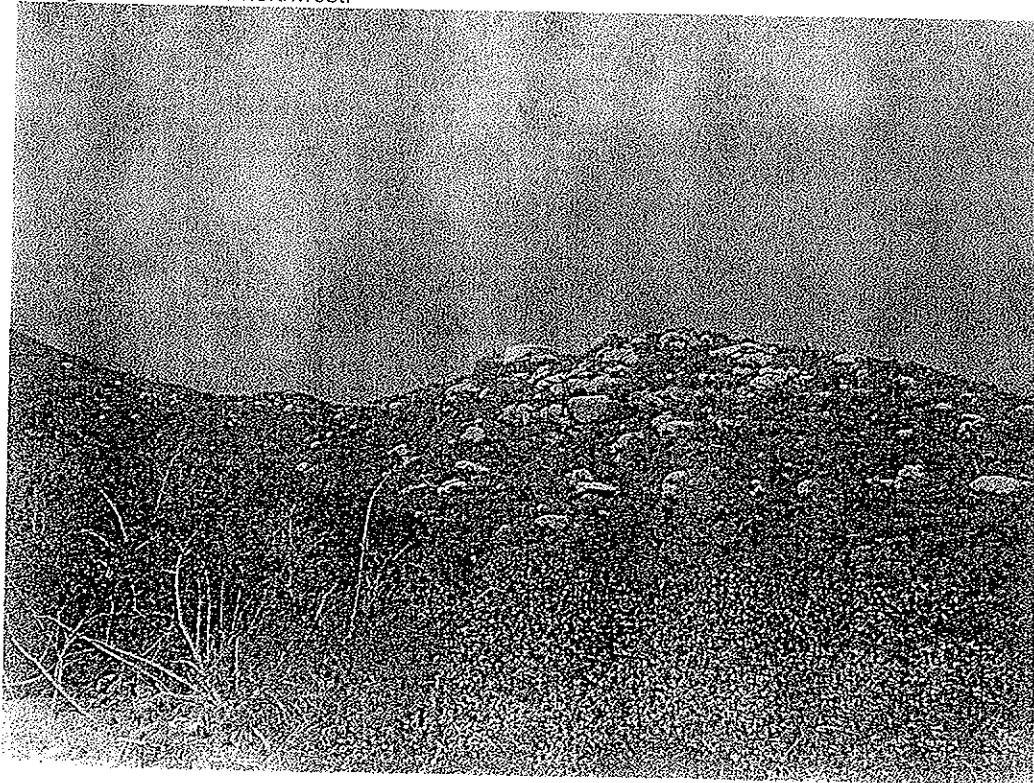


PHOTO NO. 19:

View of the Site from the cul-de-sac at the end of Lawrence Welk Court, showing the northwestern part of the Site. View to southwest.



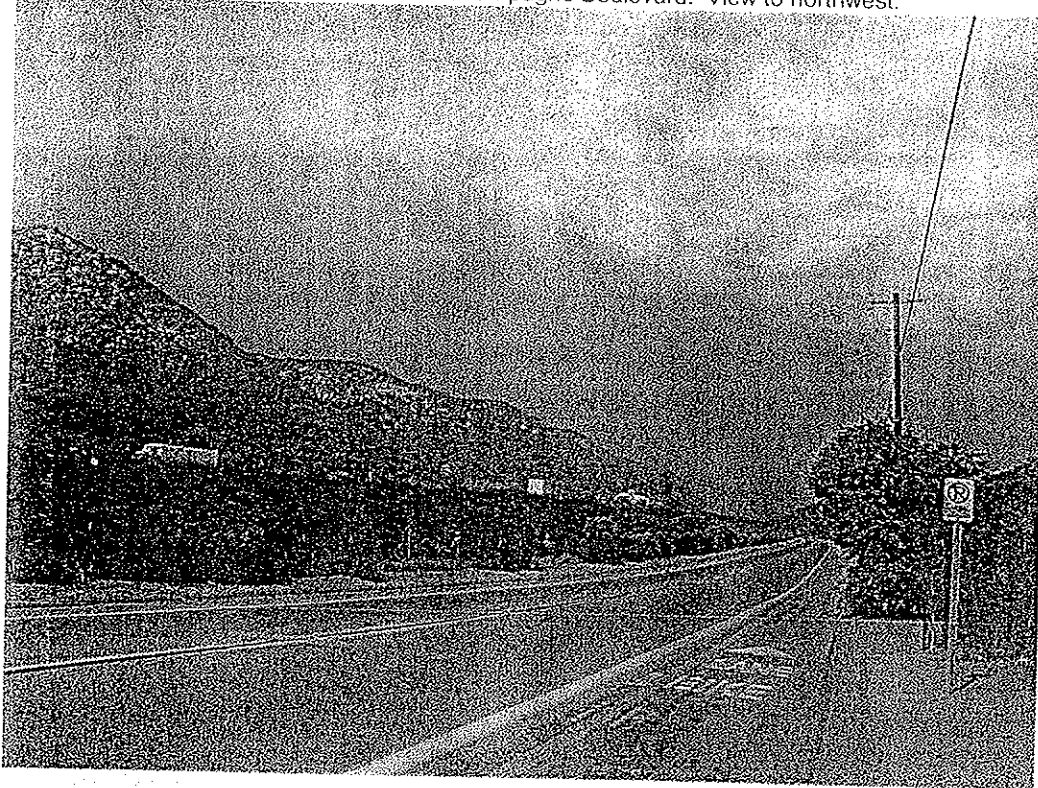
PHOTO NO. 20:

View of the northwestern area of the Site from Lawrence Welk Court. View to northwest.



PHOTO NO. 21:

View of the eastern area of the Site from Champagne Boulevard. View to northwest.

**PHOTO NO. 22:**

View of the eastern area of the Site from Champagne Boulevard. View to northwest.

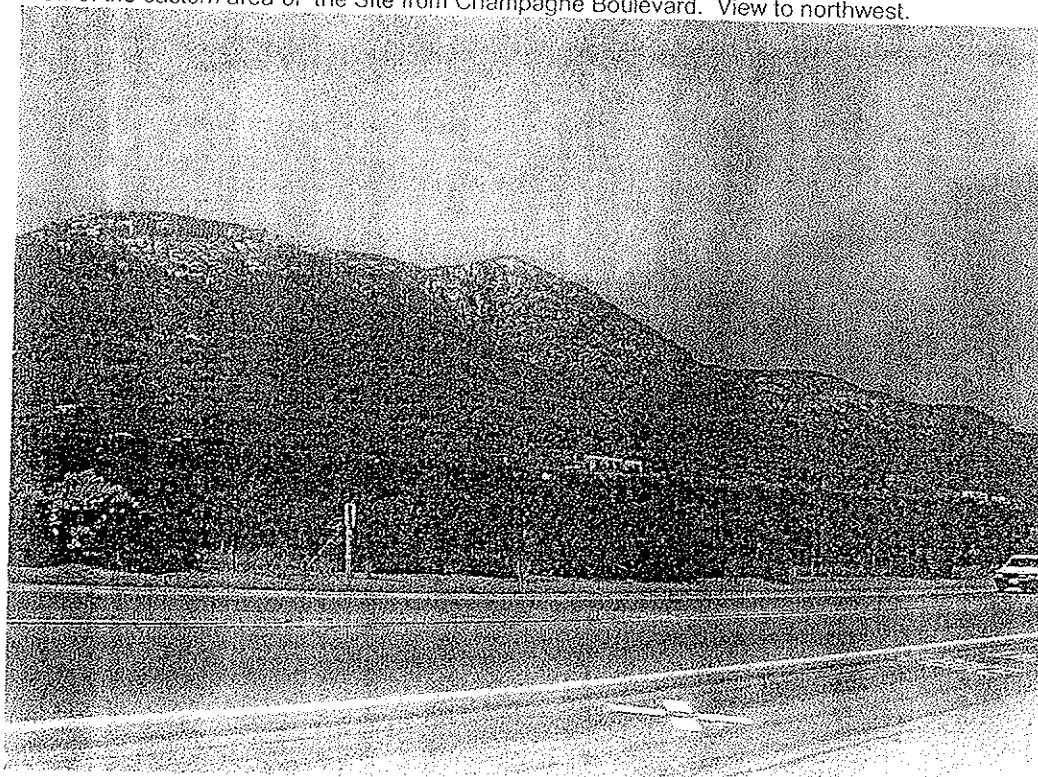


PHOTO NO. 23:

View of the northwestern area of the Site where shell casings were observed.



APPENDIX C

FIRSTEARCH REPORT

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

TARGET PROPERTY:

CAMINO MAYOR

SAN MARCOS CA 92069

Job Number: 600197001

PREPARED FOR:

Gradient Engineers
3934 Murphy Canyon Road, B204
San Diego, CA 92123

10-03-03



Tel: (323) 664-9981

Fax: (323) 664-9982

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Environmental FirstSearch Site Information Report

Request Date: 10-03-03
Requestor Name: Xandra Garanzuay
Standard: ASTM

Search Type: AREA
Job Number: 600197001
Filtered Report

TARGET ADDRESS: CAMINO MAYOR
SAN MARCOS CA 92069

Demographics

Sites: 44	Non-Geocoded: 2	Population: NA
Radon: 0.2 - 1.3 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-117.15686	-117:9:25	Easting:	485382.998
Latitude:	33.220365	33:13:13	Northing:	3675536.139
			Zone:	11

Comment

Comment: STONEGATE - 9 SQ. MILES

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)					Services:	
ZIP Code	City Name	ST	Dist/Dir	Sel		
92026	ESCONDIDO	CA	0.00 --	Y	Sanborns	No
92082	VALLEY CENTER	CA	0.51 NE	Y	Aerial Photographs	No
92084	VISTA	CA	0.00 --	Y	Topographical Maps	No
					City Directories	No
					Title Search	No
					Municipal Reports	No
					Online Topos	No

Environmental FirstSearch Search Summary Report

Target Site: CAMINO MAYOR
SAN MARCOS CA 92069

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	07-09-03	1.00	0	0	0	0	0	0	0
CERCLIS	Y	06-09-03	0.50	0	0	0	0	-	0	0
NFRAP	Y	06-09-03	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	12-09-02	0.50	0	0	0	0	-	0	0
RCRA COR	Y	12-09-02	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	12-09-02	0.25	1	0	1	-	-	2	4
RCRA NLR	Y	12-09-02	0.12	0	0	-	-	-	0	0
ERNS	Y	12-31-02	0.12	0	0	-	-	-	0	0
State Sites	Y	04-30-03	1.00	0	0	0	0	0	0	0
Spills-1990	Y	07-01-03	0.12	0	0	-	-	-	0	0
SWL	Y	08-14-03	0.50	1	0	0	1	-	0	2
Permits	Y	06-03-03	0.12	7	1	-	-	-	0	8
Other	Y	04-30-03	0.12	0	0	-	-	-	0	0
REG UST/AST	Y	06-25-03	0.25	2	0	2	-	-	0	4
Leaking UST	Y	12-11-02	0.50	2	0	0	4	-	0	6
Wetlands	Y	11-20-00	0.50	2	1	2	15	-	0	20
Floodplains	Y	NA	0.50	0	0	0	0	-	0	0
- TOTALS -				15	2	5	20	0	2	44

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

Environmental FirstSearch Sites Summary Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

TOTAL: 44 **GEOCODED:** 42 **NON GEOCODED:** 2 **SELECTED:** 44

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
14	UST	CHAMPAGNE TEXACO HE17H05719	8808 LAWRENCE WELK DR ESCONDIDO CA 92026	0.00 --	5
5	PERMITS	CHAMPAGNE TEXACO HE17H05719	8808 LAWRENCE WELK DR ESCONDIDO CA 92026	0.00 --	5
17	LUST	CHAMPAGNE TEXACO HE17H05719	8808 LAWRENCE WELK DR ESCONDIDO CA 92026	0.00 --	5
18	LUST	CHEVRON #9-1197 T0607301337/PRELIM. SITE ASSES.	8808 LAWRENCE WELK DR ESCONDIDO CA 92026	0.00 --	5
6	PERMITS	LAWRENCE WELK RESORT HE17H37713	8860 LAWRENCE WELK DR ESCONDIDO CA 92026	0.00 --	8
7	PERMITS	N TWIN OAKS-CHLORINE STATIONIV HE17H29129	3690 N TWIN OAKS VALLEY RD SAN MARCOS CA 92069	0.00 --	9
31	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-101/PUBFX		0.00 --	25
26	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-110/PUSCX		0.00 --	20
4	SWL	ROBERT WEESE FILTRATION PT LF WMUD9 000000106/ACTIVE	3885 SILVERLEAF LANE VISTA CA 92084	0.00 --	4
8	PERMITS	ROBERT WEESE WATER FILTRATION HE17H20988	3885 SILVERLEAF LN VISTA CA 92084	0.00 --	10
16	UST	ROBERT WEESE WATER FILTRATION HE17H20988	3885 SILVERLEAF LN VISTA CA 92084	0.00 --	10
9	PERMITS	S & C VANDER WOUDE DAIRY HE17H99416	3588 N TWIN OAKS VALLEY RD SAN MARCOS CA 92069	0.00 --	11
2	RCRAGN	S D CO WTR AUTH SCHETNE HOUSE CAR000043430/SGN	3586 N TWIN OAKS VALLEY RD SAN MARCOS CA 92069	0.00 --	2
10	PERMITS	TWIN OAKS CHLORINE STATION HE17H37563	3896 EL PASO ALTO RD SAN MARCOS CA 92069	0.00 --	12
12	PERMITS	VREELAND NURSERY INC HE17H99303	2705 SARVER LN SAN MARCOS CA 92069	0.00 --	14
41	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-78/PUBFH		0.02 SW	35
11	PERMITS	VILLAGE DENTAL CENTER HE17H51068	8895 LAWRENCE WELK DR ESCONDIDO CA 92026	0.05 NE	13
32	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-84/PUBHRX		0.16 SW	26
15	UST	DEER SPRINGS FIRE DEPARTMENT HE17H20783	1321 DEER SPRINGS RD SAN MARCOS CA 92069	0.17 SE	7
27	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-93/PUBHX		0.22 NE	21
1	RCRAGN	ARCO FACILITY NO 05625 CAR000104851/SGN	26915 MESA ROCK RD ESCONDIDO CA 92026	0.25 SE	1

Environmental FirstSearch Sites Summary Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

TOTAL: 44 **GEOCODED:** 42 **NON GEOCODED:** 2 **SELECTED:** 44

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
13	UST	ARCO FACILITY NO. 5625 HE17H32212	26915 MESA ROCK RD ESCONDIDO CA 92026	0.25 SE	1
29	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-94/PUBHX		0.27 NE	23
21	LUST	PIPELINE CONSTRUCTORS T0608172656/CASE CLOSED	26845 MOUNTAIN MEADOW RD ESCONDIDO CA 92026	0.30 NE	15
30	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-96/PUBHX		0.31 NE	24
33	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-83/PEMC		0.36 SE	27
28	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-95/PUBHX		0.39 NE	22
22	LUST	VACANT LOT HE17H23162	26845 MOUNTAIN MEADOW RD ESCONDIDO CA 92026-	0.39 NE	16
34	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-82/PEMC		0.39 SE	28
19	LUST	CIRCLE R RANCH T0607301442/CASE CLOSED	8751 OLD CASTLE RD ESCONDIDO CA 92082	0.41 NE	6
20	LUST	CIRCLE R RANCH TRADING POST HE17H03530	8751 OLD CASTLE RD ESCONDIDO CA 92082	0.41 NE	6
35	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-81/PEMC		0.41 SE	29
38	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-87/PFOCH		0.44 SW	32
3	SWL	EARTHWORM RECYCLING GREEN AND WOODW SWIS37-AA-0943/PLANNED	462 DEER SPRINGS ROAD SAN MARCOS CA	0.45 SW	3
24	WETLANDS	NATIONAL WETLANDS INVENTORY IB-BONSAL_POL-171/PUBFX		0.47 NE	18
25	WETLANDS	NATIONAL WETLANDS INVENTORY IB-BONSAL_POL-172/PUBFX		0.47 NE	19
39	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-90/PABFH		0.47 SW	33
36	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-85/PFOC		0.48 SW	30
42	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-75/PUBFH		0.49 SW	36
37	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-86/PUSAH		0.49 SW	31
23	WETLANDS	NATIONAL WETLANDS INVENTORY IB-BONSAL_POL-173/PFOA		0.50 NE	17

*Environmental FirstSearch
Sites Summary Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

TOTAL: 44 **GEOCODED:** 42 **NON GEOCODED:** 2 **SELECTED:** 44

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
40	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-89/PFOAH		0.50 SW	34

Environmental FirstSearch
Sites Summary Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

TOTAL: 44 **GEOCODED:** 42 **NON GEOCODED:** 2 **SELECTED:** 44

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
44	RCRAGN	AMER TELE & TELE CO SAN MARCOS CAT080034168/SGN	3.5 MI NE OF SAN MARCOS CA 92069	NON GC	
43	RCRAGN	AMER TELE & TELE CO SAN MARCOS CAD980585426/SGN	5 MI NW OF ESCONDIDO CA 92069	NON GC	

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 14

DIST/DIR: 0.00 --

MAP ID: 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: PLACIDO BERNAL

REV: 02/06/03
ID1: HE17H05719
ID2: CAL000231316
STATUS:
PHONE: (760)749-6195

TANK ID s

Permit Number: H05719
Tank Number: T001
Tank ID Number: 1

TANK CHARACTERISTICS INFORMATION

Capacity: 10000.00
Manufacturer Code:
Year Installed: 1968
Contents: REGULAR UNLEADED
Tank Content Chemical Name:
Tank Content CAS Number:

Tank System Type: SINGLE WALL W/O SECNDRY CNTMNT
Primary Tank Material: CARBON STEEL
Tank Interior Lining or Coating: NO SECONDARY TANK MTRL INFO
Tank Exterior Corrosion Protection: NONE
Overfill Device: NO OVERFILL INFORMATION
Spill Buckets:
Is Groundwater Greater Than 20 Feet (Y/N): NO

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 000025
Is System 1998 Standards Certified (Y/N):
Tank Monitor Device: NO TANK MONIT DEV INFO
Automatic Tank Gauges: NO ATGS INFO AVAILABLE
Tank Test Status: FAIL
Tank Test Date: 10/21/93

PIPING INFORMATION

Piping Corrosion Protection: INVALID CODE
Pressure Pipe Loss Leak Detector Type: UNKNOWN
Pipe System Type: PRESSURIZED
Pipe Construction: SINGLE WALL WITH LINER
Pipe Primary Material: NO PRIMARY PIPE MATERIAL INFO
Pipe Monitor Device: NO PIPE MONIT DEV INFO

PIPING INFORMATION

Pipe Test Date: 08/11/86

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: CLOSED BY REMOVAL

TANK ID s

Permit Number: H05719
Tank Number: T002

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 14

DIST/DIR: 0.00 --

MAP ID: 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: PLACIDO BERNAL

REV: 02/06/03
ID1: HE17H05719
ID2: CAL000231316
STATUS:
PHONE: (760)749-6195

Tank ID Number: 2

TANK CHARACTERISTICS INFORMATION

Capacity: 5000.00
Manufacturer Code:
Year Installed: 1968
Contents: LEADED
Tank Content Chemical Name:
Tank Content CAS Number:

Tank System Type: SINGLE WALL W/O SECNDRY CNTMNT
Primary Tank Material: CARBON STEEL
Tank Interior Lining or Coating: NO SECONDARY TANK MTRL INFO
Tank Exterior Corrosion Protection: NONE
Overfill Device: NO OVERFILL INFORMATION
Spill Buckets:
Is Groundwater Greater Than 20 Feet (Y/N): NO

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 000025
Is System 1998 Standards Certified (Y/N):
Tank Monitor Device: NO TANK MONIT DEV INFO
Automatic Tank Gauges: NO ATGS INFO AVAILABLE
Tank Test Status: FAIL
Tank Test Date: 10/21/93

PIPING INFORMATION

Piping Corrosion Protection: INVALID CODE
Pressure Pipe Loss Leak Detector Type: UNKNOWN
Pipe System Type: PRESSURIZED
Pipe Construction: SINGLE WALL WITH LINER
Pipe Primary Material: NO PRIMARY PIPE MATERIAL INFO
Pipe Monitor Device: NO PIPE MONIT DEV INFO

PIPING INFORMATION

Pipe Test Date: 08/11/86

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: CLOSED BY REMOVAL

TANK ID's

Permit Number: H05719
Tank Number: T003
Tank ID Number: 3

TANK CHARACTERISTICS INFORMATION

Capacity: 10000.00

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 14

DIST/DIR: 0.00 --

MAP ID: 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: PLACIDO BERNAL

REV: 02/06/03
ID1: HE17H05719
ID2: CAL000231316
STATUS:
PHONE: (760)749-6195

Manufacturer Code:

Year Installed: 1968
Contents: REGULAR UNLEADED

Tank Content Chemical Name:

Tank Content CAS Number:

Tank System Type: SINGLE WALL W/O SECNDRY CNTMNT
Primary Tank Material: CARBON STEEL
Tank Interior Lining or Coating: NO SECONDARY TANK MTRL INFO
Tank Exterior Corrosion Protection: NONE
Overfill Device: NO OVERFILL INFORMATION
Spill Buckets:
Is Groundwater Greater Than 20 Feet (Y/N): NO

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 000025
Is System 1998 Standards Certified (Y/N):
Tank Monitor Device: NO TANK MONIT DEV INFO
Automatic Tank Gauges: NO ATGS INFO AVAILABLE
Tank Test Status: FAIL
Tank Test Date: 10/21/93

PIPING INFORMATION

Piping Corrosion Protection: INVALID CODE
Pressure Pipe Loss Leak Detector Type: UNKNOWN
Pipe System Type: PRESSURIZED
Pipe Construction: SINGLE WALL WITH LINER
Pipe Primary Material: NO PRIMARY PIPE MATERIAL INFO
Pipe Monitor Device: NO PIPE MONIT DEV INFO

PIPING INFORMATION

Pipe Test Date: 08/11/86

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: CLOSED BY REMOVAL

TANK ID s

Permit Number: H05719
Tank Number: T004
Tank ID Number: 4

TANK CHARACTERISTICS INFORMATION

Capacity: 550.00
Manufacturer Code:
Year Installed: 1968
Contents: WASTE OIL
Tank Content Chemical Name:

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 14

DIST/DIR: 0.00 --

MAP ID: 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: PLACIDO BERNAL

REV: 02/06/03
ID1: HE17H05719
ID2: CAL000231316
STATUS:
PHONE: (760)749-6195

Tank Content CAS Number:

Tank System Type: SINGLE WALL W/O SECNDRY CNTMNT
Primary Tank Material: CARBON STEEL
Tank Interior Lining or Coating: NO SECONDARY TANK MTRL INFO
Tank Exterior Corrosion Protection: NONE
Overfill Device: NO OVERFILL INFORMATION
Spill Buckets:
Is Groundwater Greater Than 20 Feet (Y/N): NO

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 000013
Is System 1998 Standards Certified (Y/N):
Tank Monitor Device: NO TANK MONIT DEV INFO
Automatic Tank Gauges: NO ATGS INFO AVAILABLE
Tank Test Status: FAIL
Tank Test Date: 10/21/93

PIPING INFORMATION

Piping Corrosion Protection: INVALID CODE
Pressure Pipe Loss Leak Detector Type: NO PPLD BRAND INFO
Pipe System Type: NONE
Pipe Construction: NO PIPE CONSTRUCTION INFO
Pipe Primary Material: NO PRIMARY PIPE MATERIAL INFO
Pipe Monitor Device: NO PIPE MONIT DEV INFO

PIPING INFORMATION

Pipe Test Date: 08/11/86

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: CLOSED BY REMOVAL

TANK ID s

Permit Number: H05719
Tank Number: T005
Tank ID Number: NT1821

TANK CHARACTERISTICS INFORMATION

Capacity: 2000.00
Manufacturer Code: 0103
Year Installed: 1995
Contents: DIESEL
Tank Content Chemical Name: DIESEL
Tank Content CAS Number: 68476-34-6

Tank System Type: DOUBLE WALL
Primary Tank Material: CARBON STEEL W/FRP COATING

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 14

DIST/DIR: 0.00 --

MAP ID: 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: PLACIDO BERNAL

REV: 02/06/03
ID1: HE17H05719
ID2: CAL000231316
STATUS:
PHONE: (760)749-6195

Tank Interior Lining or Coating: NONE
Tank Exterior Corrosion Protection: COATING (EXTERIOR) VINYL WRAP
Overfill Device: HIGH LEVEL ALARM+BALL FLOAT
Spill Buckets: 1
Is Groundwater Greater Than 20 Feet (Y/N): NO

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 020328
Is System 1998 Standards Certified (Y/N): YES
Tank Monitor Device: POLLULERT
Automatic Tank Gauges: VEEDER RT TLS-250/250I/300/350
Tank Test Status: TIGHT
Tank Test Date: 04/14/95

PIPING INFORMATION

Piping Corrosion Protection: OTHER - BLIND REMARK
Pressure Pipe Loss Leak Detector Type: OTHER - BLIND REMARK
Pipe System Type: PRESSURIZED
Pipe Construction: DOUBLE WALL
Pipe Primary Material: OTHER - BLIND REMARK
Pipe Monitor Device: POLLULERT

PIPING INFORMATION

Pipe Test Date: 04/12/95

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: PERMIT TO OPERATE

TANK ID s

Permit Number: H05719
Tank Number: T006
Tank ID Number: NT1821

TANK CHARACTERISTICS INFORMATION

Capacity: 8000.00
Manufacturer Code: 0103
Year Installed: 1995
Contents: REGULAR UNLEADED
Tank Content Chemical Name: REGULAR UNLEADED
Tank Content CAS Number: 68476-34-6

Tank System Type: DOUBLE WALL MULTI-COMPARTMENT
Primary Tank Material: CARBON STEEL W/FRP COATING
Tank Interior Lining or Coating: NONE
Tank Exterior Corrosion Protection: COATING (EXTERIOR) VINYL WRAP
Overfill Device: HIGH LEVEL ALARM+BALL FLOAT
Spill Buckets: 1

- Continued on next page -

Environmental FirstSearch

Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 14 **DIST/DIR:** 0.00 -- **MAP ID:** 5

NAME: CHAMPAGNE TEXACO ADDRESS: 8808 LAWRENCE WELK DR ESCONDIDO CA 92026 SAN DIEGO CONTACT: PLACIDO BERNAL	REV: 02/06/03 ID1: HE17H05719 ID2: CAL000231316 STATUS: PHONE: (760)749-6195
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Is Groundwater Greater Than 20 Feet (Y/N): NO

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 020328
Is System 1998 Standards Certified (Y/N): YES
Tank Monitor Device: POLLULERT
Automatic Tank Gauges: VEEDER RT TLS-250/250I/300/350
Tank Test Status: TIGHT
Tank Test Date: 04/14/95

PIPING INFORMATION

Piping Corrosion Protection: OTHER - BLIND REMARK
Pressure Pipe Loss Leak Detector Type: OTHER - BLIND REMARK
Pipe System Type: PRESSURIZED
Pipe Construction: DOUBLE WALL
Pipe Primary Material: OTHER - BLIND REMARK
Pipe Monitor Device: POLLULERT

PIPING INFORMATION

Pipe Test Date: 04/12/95

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: PERMIT TO OPERATE

TANK ID s.

Permit Number: H05719
Tank Number: T007
Tank ID Number: NT1821

TANK CHARACTERISTICS INFORMATION

Capacity: 6000.00
Manufacturer Code: 0103
Year Installed: 1995
Contents: PLUS UNLEADED
Tank Content Chemical Name: MIDGRADE UNLEADED
Tank Content CAS Number: 68476-34-6
Tank System Type: DOUBLE WALL MULTI-COMPARTMENT
Primary Tank Material: CARBON STEEL W/FRP COATING
Tank Interior Lining or Coating: NONE
Tank Exterior Corrosion Protection: COATING (EXTERIOR) VINYL WRAP
Overfill Device: HIGH LEVEL ALARM+BALL FLOAT
Spill Buckets: 1
Is Groundwater Greater Than 20 Feet (Y/N): NO

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 020328

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 14

DIST/DIR: 0.00 --

MAP ID: 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026 -
SAN DIEGO
CONTACT: PLACIDO BERNAL

REV: 02/06/03
ID1: HE17H05719
ID2: CAL000231316
STATUS:
PHONE: (760)749-6195

Is System 1998 Standards Certified (Y/N): YES
Tank Monitor Device: POLLULERT
Automatic Tank Gauges: VEEDER RT TLS-250/250I/300/350
Tank Test Status: TIGHT
Tank Test Date: 04/14/95

PIPING INFORMATION

Piping Corrosion Protection: OTHER - BLIND REMARK
Pressure Pipe Loss Leak Detector Type: OTHER - BLIND REMARK
Pipe System Type: PRESSURIZED
Pipe Construction: DOUBLE WALL
Pipe Primary Material: OTHER - BLIND REMARK
Pipe Monitor Device: POLLULERT

PIPING INFORMATION

Pipe Test Date: 04/12/95

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: PERMIT TO OPERATE

TANK ID s

Permit Number: H05719
Tank Number: T008
Tank ID Number: NT1821

TANK CHARACTERISTICS INFORMATION

Capacity: 6000.00
Manufacturer Code: 0103
Year Installed: 1995
Contents: SUPER UNLEADED
Tank Content Chemical Name: PREMIUM UNLEADED
Tank Content CAS Number: 68476-34-6

Tank System Type: DOUBLE WALL MULTI-COMPARTMENT
Primary Tank Material: CARBON STEEL W/FRP COATING
Tank Interior Lining or Coating: NONE
Tank Exterior Corrosion Protection: COATING (EXTERIOR) VINYL WRAP
Overfill Device: HIGH LEVEL ALARM+BALL FLOAT
Spill Buckets: 1
Is Groundwater Greater Than 20 Feet (Y/N): NO

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 020328
Is System 1998 Standards Certified (Y/N): YES
Tank Monitor Device: POLLULERT
Automatic Tank Gauges: VEEDER RT TLS-250/250I/300/350
Tank Test Status: TIGHT

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 14

DIST/DIR: 0.00 --

MAP ID: 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: PLACIDO BERNAL

REV: 02/06/03
ID1: HE17H05719
ID2: CAL000231316
STATUS:
PHONE: (760)749-6195

Tank Test Date: 04/14/95

PIPING INFORMATION

Piping Corrosion Protection:	<i>OTHER - BLIND REMARK</i>
Pressure Pipe Loss Leak Detector Type:	<i>OTHER - BLIND REMARK</i>
Pipe System Type:	<i>PRESSURIZED</i>
Pipe Construction:	<i>DOUBLE WALL</i>
Pipe Primary Material:	<i>OTHER - BLIND REMARK</i>
Pipe Monitor Device:	<i>POLLULERT</i>

PIPING INFORMATION

Pipe Test Date: 04/12/95

REGULATORY INFORMATION

Tank Exempt Indicator:	<i>NO</i>
Hazard Category 1:	
Regulatory Status Code Description:	<i>PERMIT TO OPERATE</i>

Environmental FirstSearch

Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 5 **DIST/DIR:** 0.00 -- **MAP ID:** 5

NAME: CHAMPAGNE TEXACO	REV: 02/06/03
ADDRESS: 8808 LAWRENCE WELK DR	ID1: HE17H05719
ESCONDIDO CA 92026	ID2: CAL000231316
SAN DIEGO	STATUS:
CONTACT: PLACIDO BERNAL	PHONE: (760)749-6195

INDUSTRY / FACILITY INFORMATION NAMES

Business Description & SIC Code: Fuel-Dispense/auto repair 5541
Gas Station:
Fire Department District: Deersprings FPD

PERMIT INFORMATION

Permit Number: HE17H05719
Inactive / Active Facility Indicator:
Annual Expiration Date: Mar 31
Status: Active SAM Case, Not Previous Status tank permit issued
Map Code / Business Plan on File:
Business Plan Acceptance Date: 08/19/1998

GENERAL INSPECTION & VIOLATION INFORMATION

Inspection Date: 03/08/2001 0:00:00
Reinspection Date: Mar 2002
Inspector Name: GRIFFITH
Notice of Violation Issued:
Delinquent Flag:
Last Update: 7/29/01
Last Delinquent Letter:

PROPERTY OWNER INFORMATION

Property Owner Name: TELEKLEW PRODUCTIONS
Property Owner Address: 8808 LAWRENCE WELK DR ESCONDIDO, CA 92025

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: WASTE OIL & MIXED OIL (221)
Inspection Date: 3/8/01
Waste Quantity Present at Inspection: 150
Annual Quantity: 150
Measurement Unit: GAL
Treatment Method: RECYCLE
Storage Method: ABVGR TNK,STEEL 10-1000 G
Carcinogen Indicator:
Hauler: ASBURY ENVIR. SERVICES
Waste Description:

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: USED OIL FILTERS (888)
Inspection Date: 3/8/01
Waste Quantity Present at Inspection: 55
Annual Quantity: 20
Measurement Unit: GAL
Treatment Method: FILTERS/METAL RECLAI
Storage Method: METAL DRUMS,55 GALLONS
Carcinogen Indicator:
Hauler: ASBURY ENVIR. SERVICES

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 5 **DIST/DIR:** 0.00 -- **MAP ID:** 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: PLACIDO BERNAL

REV: 02/06/03
ID1: HE17H05719
ID2: CAL000231316
STATUS:
PHONE: (760)749-6195

Waste Description:

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code:	UNSPEC ORGANIC LIQUID MIXTURE (343)
Inspection Date:	3/8/01
Waste Quantity Present at Inspection:	50
Annual Quantity:	50
Measurement Unit:	GAL
Treatment Method:	RECYCLE
Storage Method:	ABVGR TNK, STEEL 10-1000 G
Carcinogen Indicator:	
Hauler:	ASBURY ENVIR. SERVICES
Waste Description:	USED ANTIFREEZE

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code:	HYDROCARBON SOLVENTS (213)
Inspection Date:	3/8/01
Waste Quantity Present at Inspection:	16
Annual Quantity:	65
Measurement Unit:	GAL
Treatment Method:	RECYCLE
Storage Method:	PROCESSING EQUIPMENT
Carcinogen Indicator:	
Hauler:	SAFETY-KLEEN
Waste Description:	

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code:	USED BATTERIES (444)
Inspection Date:	3/8/01
Waste Quantity Present at Inspection:	40
Annual Quantity:	500
Measurement Unit:	LBS
Treatment Method:	BATTERIES RECYCLED
Storage Method:	FIBER/PLSTIC BOXES, CRTNS, CASES
Carcinogen Indicator:	
Hauler:	UNREGISTERED HAZ WST HAUL
Waste Description:	BATTERIES CORES

VIOLATIONS AT TIME OF INSPECTION

Inspection Date:	3/8/01
Violation Item Number:	V001
Waste Code:	
Type of Violation:	GENERAL VIOLATION
Number of Occurrences:	01
Violation Definition:	WRITTEN ROUTINE MONITORING PROCEDURE FOR THE UNDERGROUND STORAGE TANK SYSTEM HAS NOT BEEN PREPARED AND IMPLEMENTED. CCR2632(E)(1), 2634(B)(2)

VIOLATIONS AT TIME OF INSPECTION

Inspection Date:	3/8/01
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**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 5 **DIST/DIR:** 0.00 -- **MAP ID:** 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: PLACIDO BERNAL

REV: 02/06/03
ID1: HE17H05719
ID2: CAL000231316
STATUS:
PHONE: (760)749-6195

Violation Item Number: V002
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01
Violation Definition: WRITTEN ROUTINE MONITORING PROCEDURE FOR THE
UNDERGROUND STORAGE TANK SYSTEM HAS NOT BEEN PREPARED AND IMPLEMENTED. CCR2632(E)(1), 2634(B)(2)

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 3/8/01
Violation Item Number: V003
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01
Violation Definition: CONTINUOUS AUDIBLE/VISUAL INTERSTITIAL SPACE MONITORING
SYSTEM IS NOT FUNCTIONAL. CCR 2632(C)(2)(B), 2634(B)(1)(A)

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 6/17/98
Violation Item Number: V001
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 02
Violation Definition: HAZARDOUS WASTE IS STORED IN EXCESS OF ALLOWABLE TIME
PERIOD WITHOUT A STATE PERMIT OR WRITTEN VARIANCE CCR 66262.34

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 6/17/98
Violation Item Number: V002
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01
Violation Definition: UNDERGROUND STORAGE TANK
MONITORING/MAINTENANCE/CALIBRATION RECORDS ARE NOT MAINTAINED ON SITE. HSC 25293; CCR 2712(B), 2641(I)

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 6/17/98
Violation Item Number: V003
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01
Violation Definition: OWNER/OPERATOR HAS NOT HAD MONITORING EQUIPMENT TESTED
ANNUALLY AS REQUIRED. 23CCR 2630, 2641 (J)

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 8/20/99
Violation Item Number: V001
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 5

DIST/DIR: 0.00 --

MAP ID: 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: PLACIDO BERNAL

REV: 02/06/03
ID1: HE17H05719
ID2: CAL000231316
STATUS:
PHONE: (760)749-6195

Violation Definition:
REQUIRED.

*PUMP DISPENSER METER NOT CALIBRATED ANNUALLY AS
CCR 2646(F), 2641(I)*

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name:	LP GAS
CAS#:	68476-85-7
Annual Quantity:	18000.00
Quantity Stored at One Time:	500.00
Measurement Unit:	GAL
Carcinogen Indicator:	
Storage Method:	ABVGR TNK, STEEL 10-1000 G
Material Data Safety Sheet:	
First Hazard Category:	FIRE HAZARD
Second Hazard Category:	SUDDN RLSE OF PRES

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 17

DIST/DIR: 0.00 --

MAP ID: 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
San Diego

CONTACT: JERRY PERRAULT

REV: 08/21/00
ID1: HE17H05719
ID2: CAL000137946
STATUS:
PHONE: (760)749-6195

Release Occurance Number: 001
Historical Name: CHEVRON #9-1197
Date Release Began: 11/2/93
Lead Agency: DEH
Case Type: TANK, Release (W)
Case Status: OPEN
Case Status Date: 12/6/93

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 18

DIST/DIR: 0.00 --

MAP ID: 5

NAME: CHEVRON #9-1197
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO

REV: 12/11/02
ID1: T0607301337
ID2:
STATUS: PRELIM. SITE ASSES. UNDERWAY
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred dating after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: 09
LOCAL CASE NUMBER: H05719-001
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 9UT2588
CASE TYPE: AQUIFER AFFECTED
SUBSTANCE LEAKED: REGULAR GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: PRELIM. SITE ASSES. UNDERWAY
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): 1
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported):
REVIEW DATE (blank if not reported):
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 12/20/1993
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported): 1/3/1965
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):
REPORT DATE (blank if not reported):

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE(Date of historical maximum MTBE concentration): 1/1/1965
MTBE GROUNDWATER CONCENTRATION: EQUAL TO 410.00
MTBE SOIL CONCENTRATION:
MTBE CNTS: 2
MTBE FUEL: 1
MTBE TESTED: YES
MTBE CLASS: C

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 6 **DIST/DIR:** 0.00 -- **MAP ID:** 8

NAME: LAWRENCE WELK RESORT
ADDRESS: 8860 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: WELK RESORT CENTER

REV: 02/06/03
ID1: HE17H37713
ID2: CAL000063141
STATUS:
PHONE: (619)749-3000

INDUSTRY / FACILITY INFORMATION NAMES

Business Description & SIC Code: Landscape Maintenance
Gas Station:
Fire Department District:

PERMIT INFORMATION

Permit Number: HE17H37713
Inactive / Active Facility Indicator:
Annual Expiration Date: May 31
Status:
Map Code / Business Plan on File:
Business Plan Acceptance Date: 11/29/1999

GENERAL INSPECTION & VIOLATION INFORMATION

Inspection Date: 10/18/1999 0:00:00
Reinspection Date: Dec 2000
Inspector Name: BODENHAMER
Notice of Violation Issued:
Delinquent Flag: D
Last Update: 5/20/01
Last Delinquent Letter: 07/17/1998 0:00:00

PROPERTY OWNER INFORMATION

Property Owner Name:
Property Owner Address:

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: WASTE OIL & MIXED OIL (221)
Inspection Date: 10/18/99
Waste Quantity Present at Inspection: 100
Annual Quantity: 300
Measurement Unit: GAL
Treatment Method: RECYCLE
Storage Method: METAL DRUMS, 55 GALLONS
Carcinogen Indicator:
Hauler: ASBURY ENVIR. SERVICES
Waste Description:

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: USED OIL FILTERS (888)
Inspection Date: 10/18/99
Waste Quantity Present at Inspection: 75
Annual Quantity: 75
Measurement Unit: LBS
Treatment Method: FILTERS/METAL RECLAI
Storage Method: METAL DRUMS, 55 GALLONS
Carcinogen Indicator:
Hauler: ASBURY ENVIR. SERVICES

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 6

DIST/DIR: 0.00 --

MAP ID: 8

NAME: LAWRENCE WELK RESORT
ADDRESS: 8860 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: WELK RESORT CENTER

REV: 02/06/03
ID1: HE17H37713
ID2: CAL000063141
STATUS:
PHONE: (619)749-3000

Waste Description:

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: UNSPEC SOLVENT MIXTURE (214)
Inspection Date: 10/18/99
Waste Quantity Present at Inspection: 20
Annual Quantity: 75
Measurement Unit: GAL
Treatment Method: UNKNOWN
Storage Method: PROCESSING EQUIPMENT
Carcinogen Indicator:
Hauler: NO HAULER
Waste Description:

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: USED BATTERIES (444)
Inspection Date: 10/18/99
Waste Quantity Present at Inspection: 50
Annual Quantity: 5000
Measurement Unit: LBS
Treatment Method: BATTERIES RECYCLED
Storage Method: WASTE PILE
Carcinogen Indicator:
Hauler: UNREGISTERED HAZ WST HAUL
Waste Description: BRODINGS BATTERY

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: UNSPECIFIED AQUEOUS SOL N (135)
Inspection Date: 10/18/99
Waste Quantity Present at Inspection: 200
Annual Quantity: 200
Measurement Unit: GAL
Treatment Method: UNKNOWN
Storage Method: PROCESSING EQUIPMENT
Carcinogen Indicator:
Hauler: NO HAULER
Waste Description: STEAM CLNG/WASH RCK W/SLD

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 10/18/99
Violation Item Number: V001
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 02
Violation Definition: HAZARDOUS WASTE MANIFESTS/RECEIPTS ARE NOT MAINTAINED ON
SITE TO DOCUMENT PROPER DISPOSAL OF HAZARDOUS WASTE CCR 66262.40, 66272.1

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 10/18/99

- Continued on next page -

Environmental FirstSearch Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 6 **DIST/DIR:** 0.00 -- **MAP ID:** 8

NAME: LAWRENCE WELK RESORT ADDRESS: 8860 LAWRENCE WELK DR ESCONDIDO CA 92026 SAN DIEGO CONTACT: WELK RESORT CENTER	REV: 02/06/03 ID1: HE17H37713 ID2: CAL000063141 STATUS: PHONE: (619)749-3000
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Violation Item Number: V002
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01
Violation Definition: HAZARDOUS WASTE CONTAINERS ARE MISSING LABELS,
 ACCUMULATION DATE AND/OR ARE IMPROPERLY LABELED CCR 66262.34

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 2/19/98
Violation Item Number: V001
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01
Violation Definition: HANDLER OF HAZARDOUS WASTE/MATERIAL HAS NOT OBTAINED A
 VALID SAN DIEGO COUNTY HEALTH PERMIT SDCC 68.905

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 2/19/98
Violation Item Number: V002
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01
Violation Definition: HAZARDOUS WASTE MANIFESTS/RECEIPTS ARE NOT MAINTAINED ON
 SITE TO DOCUMENT PROPER DISPOSAL OF HAZARDOUS WASTE CCR 66262.40, 66272.1

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 2/19/98
Violation Item Number: V003
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01
Violation Definition: HAZARDOUS MATERIALS HAVE NOT BEEN ADEQUATELY LABELED
 WITHIN 10 DAYS AND ARE NOW DECLARED HAZARDOUS WASTE HSC 25124(E)

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 2/19/98
Violation Item Number: V004
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01
Violation Definition: HAZARDOUS MATERIALS HANDLER HAS NOT
 ESTABLISHED/IMPLEMENTED A BUSINESS PLAN HSC 25503.5

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: SODIUM HYPOCHLORITE
CAS#: 7681-52-9
Annual Quantity: 2500.00
Quantity Stored at One Time: 150.00
Measurement Unit: GAL

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 6

DIST/DIR: 0.00 --

MAP ID: 8

NAME: LAWRENCE WELK RESORT
ADDRESS: 8860 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: WELK RESORT CENTER

REV: 02/06/03
ID1: HE17H37713
ID2: CAL000063141
STATUS:
PHONE: (619)749-3000

Carcinogen Indicator:
Storage Method: PLASTIC DRUMS 0-5 GALLONS
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category: FIRE HAZARD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: DIESEL
CAS#: 684-76-346
Annual Quantity: 5000.00
Quantity Stored at One Time: 500.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK, NOT STL 10-1000 G
Material Data Safety Sheet:
First Hazard Category: FIRE HAZARD
Second Hazard Category: DELAYD HLTH HAZARD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: AMMONIUM SULFATE
CAS#: 7783-20-2
Annual Quantity: 10000.00
Quantity Stored at One Time: 10000.00
Measurement Unit: LBS
Carcinogen Indicator:
Storage Method: BAGS: BRLAP, CLOTH, PAPER, PLSTIC
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category: FIRE HAZARD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: AMMONIUM NITRATE FERTILIZERS
CAS#: 6484-52-2
Annual Quantity: 4000.00
Quantity Stored at One Time: 4000.00
Measurement Unit: LBS
Carcinogen Indicator:
Storage Method: BAGS: BRLAP, CLOTH, PAPER, PLSTIC
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category: FIRE HAZARD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: UNLEADED GASOLINE
CAS#: 8006-61-9
Annual Quantity: 5000.00
Quantity Stored at One Time: 500.00
Measurement Unit: GAL

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 6

DIST/DIR: 0.00 --

MAP ID: 8

NAME: LAWRENCE WELK RESORT
ADDRESS: 8860 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: WELK RESORT CENTER

REV: 02/06/03
ID1: HE17H37713
ID2: CAL000063141
STATUS:
PHONE: (619)749-3000

Carcinogen Indicator:

Storage Method:

ABVGR TNK, NOT STL 10-1000 G

Material Data Safety Sheet:

First Hazard Category:

FIRE HAZARD

Second Hazard Category:

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name:

GYPSUM

CAS#:

13397-24-5

Annual Quantity:

10000.00

Quantity Stored at One Time:

5000.00

Measurement Unit:

LBS

Carcinogen Indicator:

Storage Method:

BAGS: BRLAP, CLOTH, PAPER, PLSTIC

Material Data Safety Sheet:

First Hazard Category:

IMMED HEALTH HAZRD

Second Hazard Category:

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name:

UN32 FERTILIZER

CAS#:

MIXTURE

Annual Quantity:

600.00

Quantity Stored at One Time:

300.00

Measurement Unit:

GAL

Carcinogen Indicator:

Storage Method:

ABVGR TNK, NOT STL 10-1000 G

Material Data Safety Sheet:

First Hazard Category:

IMMED HEALTH HAZRD

Second Hazard Category:

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 7 **DIST/DIR:** 0.00 -- **MAP ID:** 9

NAME: N TWIN OAKS-CHLORINE STATIONIV
ADDRESS: 3690 N TWIN OAKS VALLEY RD
SAN MARCOS CA 92069
SAN DIEGO
CONTACT: VALLECITOS WATER DISTRICT

REV: 08/06/01
ID1: HE17H29129
ID2:
STATUS:
PHONE: (619)744-0460 →

INDUSTRY / FACILITY INFORMATION NAMES

Business Description & SIC Code: 1 Waste Item or 1 Disc
Gas Station:
Fire Department District: San Marcos FPD

PERMIT INFORMATION

Permit Number: HE17H29129
Inactive / Active Facility Indicator:
Annual Expiration Date: May 31
Status:
Map Code / Business Plan on File: Yes
Business Plan Acceptance Date: 01/29/1998

GENERAL INSPECTION & VIOLATION INFORMATION

Inspection Date: 02/23/2000 0:00:00
Reinspection Date: Feb 2002
Inspector Name: MONNIER
Notice of Violation Issued:
Delinquent Flag: D
Last Update: 5/20/01
Last Delinquent Letter:

PROPERTY OWNER INFORMATION

Property Owner Name:
Property Owner Address:

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 6/24/96
Violation Item Number: V001
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01
Violation Definition: PERSONNEL TRAINING RECORDS NOT AVAILABLE TO SHOW THAT
PERSONNEL HAVE RECEIVED INITIAL AND ANNUAL REFRESHER TRAINING. CCR 2732(B)

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: CHLORINE GAS S & 6-150 LB CYLINDERS
CASH: 7782-50-5
Annual Quantity: 48.00
Quantity Stored at One Time: 6.00
Measurement Unit: TON
Carcinogen Indicator:
Storage Method: CYLINDERS
Material Data Safety Sheet:
First Hazard Category: XTREMELY HAZRDS-CFR
Second Hazard Category: SUDDN RLSE OF PRES

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS			
SEARCH ID: 31	DIST/DIR: 0.00 --	MAP ID: 25	
NAME: NATIONAL WETLANDS INVENTORY ADDRESS:		REV: ID1: IS-SANMAR_POL-101 ID2: STATUS: PUBFX PHONE:	
CONTACT:			
AREA: 926.688 PERIMETER: 112.937 WETC: 19 WETC_ID: 101 ATTRIBUTE: PUBFx			

WETLANDS			
SEARCH ID: 26	DIST/DIR: 0.00 --	MAP ID: 20	
NAME: NATIONAL WETLANDS INVENTORY ADDRESS:		REV: ID1: IS-SANMAR_POL-110 ID2: STATUS: PUSCX PHONE:	
CONTACT:			
AREA: 3959.74 PERIMETER: 260.562 WETC: 9 WETC_ID: 110 ATTRIBUTE: PUSCX			

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

SOLID WASTE LANDFILL SITE

SEARCH ID: 4

DIST/DIR: 0.00 --

MAP ID: 4

NAME: ROBERT WEESE FILTRATION PT LF
ADDRESS: 3885 SILVERLEAF LANE
VISTA CA 92083
SAN DIEGO
CONTACT: BARRY MARTIN, WATER UTIL DIR

REV: 07/03/00
ID1: WMUD9 000000106
ID2:
STATUS: ACTIVE
PHONE:

WMUDS FACILITY INFORMATION (blank = not reported)

Regional ID #:

NPDES ID #:

Region: 9

Edit Date:

Last Edit:

Waste Discharger Facility: Yes

Sub Chapter 15 Facility: Yes

Solid Waste Assessment Test Site: No

Toxic Pits Cleanup Act Facility: No

RCRA Facility: No

Department of Defense Facility: No

Municipal Solid Waste Facility: No

Total WMUS at Facility: 1

Facility Open to the Public: No

Facility Type: OTH

SIC 1 & SIC 2: 4953 / 4941

Primary Waste Type: INERT: CONTAMINATED SOIL

Secondary Waste Type: DESIGNATED: FILTER BACKWASH BRINE WATERS

Tons Per Day:

Complexity: CATEGORY B - Any facility having a physical, chemical, or biological waste treatment system (except for septic systems with subsurface disposal), or any Class II or III disposal site, or facilities without treatment systems that are complex, such as marina

LAND OWNER INFORMATION

Land Owner:

Department:

Contact & Phone:

Land Owner Address:

AGENCY INFORMATION

Agency Name: OCEANSIDE, CITY OF, WTR UTIL DEP

Department:

Agency Contact & Phone: SCOTT TUCKER, SUPERVISOR, 7607494130

WASTE MANAGEMENT UNIT INFORMATION (blank = not reported)

WMU ID #: 9 000000106-01

WMU Status:

WMU Size in Acres:

Year WMU Will Reach Capacity:

Close Plan: 0

Avg Depth to Groundwater: 0

Primary Liner Present: 0

Environmental FirstSearch

Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 8 **DIST/DIR:** 0.00 -- **MAP ID:** 10

NAME:	ROBERT WEESE WATER FILTRATION	REV:	02/06/03
ADDRESS:	3885 SILVERLEAF LN	ID1:	HE17H20988
	VISTA CA 92084	ID2:	CAC001014112
	SAN DIEGO	STATUS:	
CONTACT:	CITY OF OCEANSIDE	PHONE:	(760)749-4130

INDUSTRY / FACILITY INFORMATION NAMES

Business Description & SIC Code: Public Utilities
Gas Station:
Fire Department District: Deersprings FPD

PERMIT INFORMATION

Permit Number: HE17H20988
Inactive / Active Facility Indicator:
Annual Expiration Date: Jun 30
Status:
Map Code / Business Plan on File: Yes
Business Plan Acceptance Date: 12/07/1999

GENERAL INSPECTION & VIOLATION INFORMATION

Inspection Date: 09/26/2000 0:00:00
Reinspection Date: Nov 2001
Inspector Name: WALSH
Notice of Violation Issued:
Delinquent Flag:
Last Update: 5/20/01
Last Delinquent Letter:

PROPERTY OWNER INFORMATION

Property Owner Name: CITY OF OCEANSIDE
Property Owner Address: 320 N HORNE ST OCEANSIDE, CA 92054

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: WASTE OIL & MIXED OIL (221)
Inspection Date: 9/26/00
Waste Quantity Present at Inspection: 5
Annual Quantity: 5
Measurement Unit: GAL
Treatment Method: RECYCLE
Storage Method: METAL DRUMS 0-5 GALLONS
Carcinogen Indicator:
Hauler: SELF-SMALL QTY EXEMPTION
Waste Description: USDOIL FR PMPS-HLD CTY MN

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: LABORATORY WASTE CHEMICALS (551)
Inspection Date: 9/26/00
Waste Quantity Present at Inspection: 2
Annual Quantity: 5
Measurement Unit: GAL
Treatment Method: RECYCLE
Storage Method: PLASTIC DRUMS 0-5 GALLONS
Carcinogen Indicator:
Hauler: SELF-SMALL QTY EXEMPTION

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 8 **DIST/DIR:** 0.00 -- **MAP ID:** 10

NAME: ROBERT WEESE WATER FILTRATION ADDRESS: 3885 SILVERLEAF LN VISTA CA 92084 SAN DIEGO CONTACT: CITY OF OCEANSIDE	REV: 02/06/03 ID1: HE17H20988 ID2: CAC001014112 STATUS: PHONE: (760)749-4130
--	---

Waste Description: SLVR NTRT/CHLRD,HCI (LAB)

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code:	USED BATTERIES (444)
Inspection Date:	9/26/00
Waste Quantity Present at Inspection:	20
Annual Quantity:	20
Measurement Unit:	LBS
Treatment Method:	BATTERIES RECYCLED
Storage Method:	FIBER/PLSTIC BOXES,CRTNS,CASES
Carcinogen Indicator:	
Hauler:	SELF:SMALL QTY EXEMPTION
Waste Description:	HLD TO CITY MAINTENANCE

VIOLATIONS AT TIME OF INSPECTION

Inspection Date:	6/8/99
Violation Item Number:	V001
Waste Code:	
Type of Violation:	GENERAL VIOLATION
Number of Occurances:	01
Violation Definition:	GENERATOR OF A WASTE HAS NOT DETERMINED IF THAT WASTE IS A
HAZARDOUS WASTE AS DEFINED BY LAW	CCR 66262.11

VIOLATIONS AT TIME OF INSPECTION

Inspection Date:	6/8/99
Violation Item Number:	V002
Waste Code:	
Type of Violation:	GENERAL VIOLATION
Number of Occurances:	01
Violation Definition:	PERSONNEL TRAINING IS NOT ADEQUATE TO ENSURE COMPLIANCE
WITH HAZARDOUS WASTES/MATERIALS REGULATIONS	CCR 66265.16

VIOLATIONS AT TIME OF INSPECTION

Inspection Date:	6/8/99
Violation Item Number:	V003
Waste Code:	
Type of Violation:	GENERAL VIOLATION
Number of Occurances:	01
Violation Definition:	BUSINESS PLAN DOES NOT INCLUDE AN ADEQUATE EMPLOYEE
TRAINING PROGRAM WITH EMERGENCY NOTIFICATION,MITIGATION&EVACUATION PROCEDURES.HSC25504(C)	

VIOLATIONS AT TIME OF INSPECTION

Inspection Date:	9/26/00
Violation Item Number:	V001
Waste Code:	
Type of Violation:	GENERAL VIOLATION
Number of Occurances:	01
Violation Definition:	DISPOSAL OR CAUSING THE DISPOSAL OF HAZARDOUS WASTE TO AN
UNAUTHORIZED POINT(GROUND, STORM DRAIN, SEWER SYSTEM, TRASH OR AIR) HSC 25189.5	

- Continued on next page -

Environmental FirstSearch Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 8 **DIST/DIR:** 0.00 -- **MAP ID:** 10

NAME: ROBERT WEESE WATER FILTRATION ADDRESS: 3885 SILVERLEAF LN VISTA CA 92084 SAN DIEGO CONTACT: CITY OF OCEANSIDE	REV: 02/06/03 ID1: HE17H20988 ID2: CAC001014112 STATUS: PHONE: (760)749-4130
--	---

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: LIQUID ALUMINUM SULFATE, 48.1%
CAS#: 10043-01-3
Annual Quantity: 104000.00
Quantity Stored at One Time: 11500.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK, NOT STL 5001-10000 G
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category:

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: POLYDIMETHY DIALLYLA AMMONIUM CHLORIDE: CATIONIC
POLYMER
CAS#: 26062-79-3
Annual Quantity: 5500.00
Quantity Stored at One Time: 1375.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK, NOT STL 1001-5000 G
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category:

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: AMMONIUM HYDROXIDE, 24.5%
CAS#: 1336-21-6
Annual Quantity: 30000.00
Quantity Stored at One Time: 6500.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK, NOT STL 5001-10000 G
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category: IMMED HEALTH HAZRD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: CHLORINE (10 ONE-TON+ 5X150LBS)
CAS#: 7782-50-5
Annual Quantity: 60.00
Quantity Stored at One Time: 12.00
Measurement Unit: TON
Carcinogen Indicator:
Storage Method: ABVGR TNK, STEEL 10-1000 G
Material Data Safety Sheet:
First Hazard Category: XTREMELY HAZRDS-GAS

- Continued on next page -

Environmental FirstSearch Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 8 **DIST/DIR:** 0.00 -- **MAP ID:** 10

NAME: ROBERT WEESE WATER FILTRATION ADDRESS: 3885 SILVERLEAF LN VISTA CA 92084 SAN DIEGO CONTACT: CITY OF OCEANSIDE	REV: 02/06/03 ID1: HE17H20988 ID2: CAC001014112 STATUS: PHONE: (760)749-4130
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Second Hazard Category: XTREMLY HAZRDS-CFR

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name:	SULFURIC ACID, 93%: PH 1.0
CAS#:	7664-93-9
Annual Quantity:	15000.00
Quantity Stored at One Time:	1000.00
Measurement Unit:	GAL
Carcinogen Indicator:	
Storage Method:	ABVGR TNK, NOT STL 10-1000 G
Material Data Safety Sheet:	
First Hazard Category:	XTREMLY HAZRDS-CFR
Second Hazard Category:	IMMED HEALTH HAZRD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name:	POTASSIUM PERMANGANATE
CAS#:	7722-64-7
Annual Quantity:	0.00
Quantity Stored at One Time:	880.00
Measurement Unit:	LBS
Carcinogen Indicator:	
Storage Method:	METAL DRUMS 6-110 GALLONS
Material Data Safety Sheet:	
First Hazard Category:	FIRE HAZARD
Second Hazard Category:	

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name:	DIESEL FUEL #2:
CAS#:	68476-34-6
Annual Quantity:	250.00
Quantity Stored at One Time:	500.00
Measurement Unit:	GAL
Carcinogen Indicator:	
Storage Method:	ABVGR TNK, STEEL 10-1000 G
Material Data Safety Sheet:	
First Hazard Category:	FIRE HAZARD
Second Hazard Category:	IMMED HEALTH HAZRD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name:	SODIUM HYPOCHLORITE 12%: BLEACH
CAS#:	7681-52-9
Annual Quantity:	6000.00
Quantity Stored at One Time:	1000.00
Measurement Unit:	GAL
Carcinogen Indicator:	
Storage Method:	ABVGR TNK, NOT STL 10-1000 G
Material Data Safety Sheet:	
First Hazard Category:	DELAYD HLTH HAZARD

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 8 **DIST/DIR:** 0.00 -- **MAP ID:** 10

NAME: ROBERT WEESE WATER FILTRATION
ADDRESS: 3885 SILVERLEAF LN
VISTA CA 92084
SAN DIEGO
CONTACT: CITY OF OCEANSIDE

REV: 02/06/03
ID1: HE17H20988
ID2: CAC001014112
STATUS:
PHONE: (760)749-4130

Second Hazard Category:

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name:	SODIUM HYDROXIDE 20% CAUSTIC SODA, SCRUBBER
CAS#:	1310-73-2
Annual Quantity:	3750.00
Quantity Stored at One Time:	3750.00
Measurement Unit:	GAL
Carcinogen Indicator:	
Storage Method:	PROCESSING EQUIPMENT
Material Data Safety Sheet:	
First Hazard Category:	IMMED HEALTH HAZRD
Second Hazard Category:	

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 16

DIST/DIR: 0.00 --

MAP ID: 10

NAME: ROBERT WEESE WATER FILTRATION
ADDRESS: 3885 SILVERLEAF LN
VISTA CA 92084
SAN DIEGO
CONTACT: CITY OF OCEANSIDE

REV: 02/06/03
ID1: HE17H20988
ID2: CAC001014112
STATUS:
PHONE: (760)749-4130

TANK ID.s

Permit Number: H20988
Tank Number: T001
Tank ID Number: 4

TANK CHARACTERISTICS INFORMATION

Capacity: 550.00
Manufacturer Code:
Year Installed: 1982
Contents: DIESEL
Tank Content Chemical Name:
Tank Content CAS Number: 12034
Tank System Type: SINGLE WALL W/O SECNDRY CNTMNT
Primary Tank Material: CARBON STEEL
Tank Interior Lining or Coating: NO SECONDARY TANK MTRL INFO
Tank Exterior Corrosion Protection: UNKNOWN
Overfill Device: NO OVERFILL INFORMATION
Spill Buckets:
Is Groundwater Greater Than 20 Feet (Y/N): NO

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment:
Is System 1998 Standards Certified (Y/N):
Tank Monitor Device: NO TANK MONIT DEV INFO
Automatic Tank Gauges: NO ATGS INFO AVAILABLE
Tank Test Status: TIGHT
Tank Test Date: 11/05/91

PIPING INFORMATION

Piping Corrosion Protection: UNKNOWN
Pressure Pipe Loss Leak Detector Type: NO PPLD BRAND INFO
Pipe System Type: PIPE TYPE NOT AVAILABLE
Pipe Construction: NO PIPE CONSTRUCTION INFO
Pipe Primary Material: NO PRIMARY PIPE MATERIAL INFO
Pipe Monitor Device: NO PIPE MONIT DEV INFO

PIPING INFORMATION

Pipe Test Date: 08/15/88

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category I:
Regulatory Status Code Description: CLOSED BY REMOVAL

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 9 **DIST/DIR:** 0.00 -- **MAP ID:** 11

NAME: S & C VANDER WOUDE DAJRY
ADDRESS: 3588 N TWIN OAKS VALLEY RD
SAN MARCOS CA 92069
SAN DIEGO
CONTACT: ED VANDER WOUDE

REV: 02/06/03
ID1: HE17H99416
ID2:
STATUS:
PHONE: (760)744-8590

INDUSTRY / FACILITY INFORMATION NAMES

Business Description & SIC Code: General Farming
Gas Station: 2
Fire Department District: San Marcos FPD

PERMIT INFORMATION

Permit Number: HE17H99416
Inactive / Active Facility Indicator:
Annual Expiration Date:
Status:
Map Code / Business Plan on File:
Business Plan Acceptance Date: 10/16/1995

GENERAL INSPECTION & VIOLATION INFORMATION

Inspection Date: 12/28/1998 0:00:00
Reinspection Date: Dec 1998
Inspector Name: PERSKY
Notice of Violation Issued:
Delinquent Flag:
Last Update: 8/1/99
Last Delinquent Letter:

PROPERTY OWNER INFORMATION

Property Owner Name:
Property Owner Address:

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: DIESEL
CASH: 68476-34-6
Annual Quantity: 500.00
Quantity Stored at One Time: 500.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK, STEEL 10-1000 G
Material Data Safety Sheet:
First Hazard Category: FIRE HAZARD
Second Hazard Category: IMMED HEALTH HAZRD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: OXYGEN
CASH: 7782-44-7
Annual Quantity: 200.00
Quantity Stored at One Time: 200.00
Measurement Unit: CFT
Carcinogen Indicator:
Storage Method: CYLINDERS
Material Data Safety Sheet:
First Hazard Category: FIRE HAZARD

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 9

DIST/DIR: 0.00 --

MAP ID: 11

NAME: S & C VANDER WOUDE DAIRY
ADDRESS: 3588 N TWIN OAKS VALLEY RD
SAN MARCOS CA 92069
SAN DIEGO
CONTACT: ED VANDER WOUDE

REV: 02/06/03
ID1: HE17H99416
ID2:
STATUS:
PHONE: (760)744-8590

Second Hazard Category:

IMMED HEALTH HAZRD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: TEAT DIP (IODINE)
CAS#: 7553-56-2
Annual Quantity: 165.00
Quantity Stored at One Time: 110.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: PLASTIC DRUMS 6-110 GALLONS
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category:

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

RCRA GENERATOR SITE

SEARCH ID: 2	DIST/DIR: 0.00 --	MAP ID: 2
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NAME: S D CO WTR AUTH SCHETNE HOUSE
ADDRESS: 3586 N TWIN OAKS VALLEY RD
SAN MARCOS CA 92069
SAN DIEGO
CONTACT: MARIA MARISCAL

REV: 7/8/03
ID1: CAR000043430
ID2:
STATUS: SGN
PHONE: 7602333277

SITE INFORMATION

UNIVERSE TYPE:

SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 10

DIST/DIR: 0.00 --

MAP ID: 12

NAME: TWIN OAKS CHLORINE STATION
ADDRESS: 3896 EL PASO ALTO RD
SAN MARCOS CA 92069
SAN DIEGO
CONTACT: VALLECITOS

REV: 02/06/03
ID1: HE17H37563
ID2:
STATUS:
PHONE: (760)744-0460

INDUSTRY / FACILITY INFORMATION NAMES

Business Description & SIC Code: Public Utilities
Gas Station:
Fire Department District: San Marcos FPD

PERMIT INFORMATION

Permit Number: HE17H37563
Inactive / Active Facility Indicator:
Annual Expiration Date: May 31
Status:
Map Code / Business Plan on File:
Business Plan Acceptance Date: 08/21/2000

GENERAL INSPECTION & VIOLATION INFORMATION

Inspection Date: 05/04/2001 0:00:00
Reinspection Date: Jul 2002
Inspector Name: MONNIER
Notice of Violation Issued:
Delinquent Flag:
Last Update: 5/27/01
Last Delinquent Letter:

PROPERTY OWNER INFORMATION

Property Owner Name:
Property Owner Address:

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 2/23/00
Violation Item Number: V001
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01
Violation Definition: HANDLER OF HAZARDOUS WASTE/MATERIAL HAS NOT OBTAINED A
VALID SAN DIEGO COUNTY HEALTH PERMIT SDCC 68.905

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: CHLORINE (GASEOUS)
CAS#: 7782-50-5
Annual Quantity: 16.00
Quantity Stored at One Time: 8.00
Measurement Unit: TON
Carcinogen Indicator:
Storage Method: CYLINDERS
Material Data Safety Sheet:
First Hazard Category: XTREMELY HAZRDS-GAS
Second Hazard Category: SUDDN RLSE OF PRES

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 10

DIST/DIR: 0.00 --

MAP ID: 12

NAME: TWIN OAKS CHLORINE STATION
ADDRESS: 3896 EL PASO ALTO RD
SAN MARCOS CA 92069
SAN DIEGO
CONTACT: VALLECITOS

REV: 02/06/03
ID1: HE17H37563
ID2:
STATUS:
PHONE: (760)744-0460

Chemical Name: AMMONIA (19%)
CAS#: 7664-41-7
Annual Quantity: 8000.00
Quantity Stored at One Time: 6000.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK, NOT STL 10001+ G
Material Data Safety Sheet:
First Hazard Category: XTREMELY HAZRDS-CFR
Second Hazard Category: REACTIVE

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: SODIUM HYDROXIDE (20%)
CAS#: 1310-73-2
Annual Quantity: 2100.00
Quantity Stored at One Time: 2100.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK, NOT STL 10001+ G
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category: REACTIVE

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 12

DIST/DIR: 0.00 --

MAP ID: 14

NAME: VREELAND NURSERY INC
ADDRESS: 2705 SARVER LN
SAN MARCOS CA 92069
SAN DIEGO
CONTACT: GERALD VOGUE

REV: 02/06/03
ID1: HE17H99303
ID2:
STATUS:
PHONE: (760)744-8924

INDUSTRY / FACILITY INFORMATION NAMES

Business Description & SIC Code: General Farming 5193
Gas Station: 2
Fire Department District: San Marcos FPD

PERMIT INFORMATION

Permit Number: HE17H99303
Inactive / Active Facility Indicator:
Annual Expiration Date:
Status:
Map Code / Business Plan on File:
Business Plan Acceptance Date:

GENERAL INSPECTION & VIOLATION INFORMATION

Inspection Date: 01/26/1995 0:00:00
Reinspection Date: Jan 1996
Inspector Name: PERSKY
Notice of Violation Issued:
Delinquent Flag:
Last Update: 3/30/98
Last Delinquent Letter:

PROPERTY OWNER INFORMATION

Property Owner Name:
Property Owner Address:

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: DIESEL
CAS#: 684-76-346
Annual Quantity: 25000.00
Quantity Stored at One Time: 4000.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK, STEEL 1001-5000 G
Material Data Safety Sheet:
First Hazard Category: FIRE HAZARD
Second Hazard Category: IMMED HEALTH HAZRD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: LIQUID FERTILIZER (2X100)
CAS#: 7727-37-9
Annual Quantity: 2600.00
Quantity Stored at One Time: 200.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: PLASTIC DRUMS 6-110 GALLONS
Material Data Safety Sheet:
First Hazard Category: FIRE HAZARD

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 12

DIST/DIR: 0.00 --

MAP ID: 14

NAME: VREELAND NURSERY INC
ADDRESS: 2705 SARVER LN
SAN MARCOS CA 92069
SAN DIEGO
CONTACT: GERALD VOGEL

REV: 02/06/03
ID1: HE17H99303
ID2:
STATUS:
PHONE: (760)744-8924

Second Hazard Category:

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: DACONIL (CHLOROTHALONIL)
CAS#: 1897-45-6
Annual Quantity: 3.00
Quantity Stored at One Time: 3.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: PLASTIC DRUMS 0-5 GALLONS
Material Data Safety Sheet:
First Hazard Category: DELAYD HLTH HAZARD
Second Hazard Category: IMMED HEALTH HAZRD

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS			
SEARCH ID: 41	DIST/DIR: 0.02 SW	MAP ID: 35	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1: IS-SANMAR_POL-78	
		ID2:	
CONTACT:		STATUS: PUBFH	
		PHONE:	
<div style="display: flex; justify-content: space-between;"><div>AREA: 1331.47</div><div>PERIMETER: 136.118</div></div> <div style="display: flex; justify-content: space-between;"><div>WETC: 41</div><div>WETC_ID: 78</div></div> <div style="display: flex; justify-content: space-between;"><div>ATTRIBUTE: PUBFH</div><div></div></div>			

Environmental FirstSearch Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 11 **DIST/DIR:** 0.05 NE **MAP ID:** 13

NAME: VILLAGE DENTAL CENTER ADDRESS: 8895 LAWRENCE WELK DR ESCONDIDO CA 92026 SAN DIEGO CONTACT: MELVIN & KENDELL RICKS	REV: 02/06/03 ID1: HE17H51068 ID2: CAL000117027 STATUS: PHONE: (760)749-7500
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INDUSTRY / FACILITY INFORMATION NAMES

Business Description & SIC Code: *Small Qty Med Waste Gen 6035*
Gas Station:
Fire Department District:

PERMIT INFORMATION

Permit Number: *HE17H51068*
Inactive / Active Facility Indicator:
Annual Expiration Date: *Feb 28*
Status:
Map Code / Business Plan on File:
Business Plan Acceptance Date:

GENERAL INSPECTION & VIOLATION INFORMATION

Inspection Date: *05/09/2000 0:00:00*
Reinspection Date: *May 2003*
Inspector Name: *GALLAGHER*
Notice of Violation Issued:
Delinquent Flag:
Last Update: *5/20/01*
Last Delinquent Letter:

PROPERTY OWNER INFORMATION

Property Owner Name:
Property Owner Address:

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: *INFECTIOUS WASTE, SHARPS (902)*
Inspection Date: *5/9/00*
Waste Quantity Present at Inspection: *20*
Annual Quantity: *240*
Measurement Unit: *LBS*
Treatment Method: *RECYCLE*
Storage Method: *PLASTIC DRUMS 0-5 GALLONS*
Carcinogen Indicator:
Hauler: *BFI MED. WASTE SYS. S.D.*
Waste Description: *SHRPS&SM.QTY.OTHR INFCTS*

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: *PHOTOCHEM/PHOTOPROC WASTE (541)*
Inspection Date: *5/9/00*
Waste Quantity Present at Inspection: *2*
Annual Quantity: *25*
Measurement Unit: *GAL*
Treatment Method: *RECYCLE*
Storage Method: *PLASTIC DRUMS 0-5 GALLONS*
Carcinogen Indicator:
Hauler: *UNKNOWN HAZ WST HAULER*

- Continued on next page -

Environmental FirstSearch Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 11 **DIST/DIR:** 0.05 NE **MAP ID:** 13

NAME: VILLAGE DENTAL CENTER ADDRESS: 8895 LAWRENCE WELK DR ESCONDIDO CA 92026 SAN DIEGO CONTACT: MELVIN & KENDELL RICKS	REV: 02/06/03 ID1: HE17H51068 ID2: CAL000117027 STATUS: PHONE: (760)749-7500
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Waste Description:

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code:	PHOTOCHEM/PHOTOPROC WASTE (541)
Inspection Date:	5/9/00
Waste Quantity Present at Inspection:	10
Annual Quantity:	25
Measurement Unit:	GAL
Treatment Method:	RECYCLE
Storage Method:	PROCESSING EQUIPMENT
Carcinogen Indicator:	
Hauler:	COMMODITY RESOURCE AND EN
Waste Description:	WASTE FIXER SOLUTION

VIOLATIONS AT TIME OF INSPECTION

Inspection Date:	5/9/00
Violation Item Number:	V001
Waste Code:	
Type of Violation:	GENERAL VIOLATION
Number of Occurrences:	01
Violation Definition:	MEDICAL WASTE MGMT. PLAN HAS NOT BEEN SUBMITTED TO
COUNTY	HMMD (ANNUAL REQUIREMENT) 68.1206 AND 117935

VIOLATIONS AT TIME OF INSPECTION

Inspection Date:	9/16/94
Violation Item Number:	V001
Waste Code:	
Type of Violation:	GENERAL VIOLATION
Number of Occurrences:	02
Violation Definition:	CONTAINERS STORING MEDICAL WASTE (BIOHAZARDOUS) ARE NOT
PROPERLY	LABELED. (SDCC 68.1205, HSC 25046; 56)

VIOLATIONS AT TIME OF INSPECTION

Inspection Date:	9/16/94
Violation Item Number:	V002
Waste Code:	
Type of Violation:	GENERAL VIOLATION
Number of Occurrences:	01
Violation Definition:	MEDICAL SOLID WASTE IS NOT STORED IN A MANNER THAT
PREVENTS ACCESS BY	UNAUTHORIZED PERSONS PRIOR TO DISPOSAL. (SDCC 68.1202)

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS			
SEARCH ID: 32	DIST/DIR: 0.16 SW	MAP ID: 26	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1: IS-SANMAR_POL-84	
		ID2:	
CONTACT:		STATUS: PUBHRX	
		PHONE:	
<div style="display: flex; justify-content: space-between;"><div>AREA: 6107.43</div><div>PERIMETER: 305.336</div></div> <div style="display: flex; justify-content: space-between;"><div>WETC: 21</div><div>WETC_ID: 84</div></div> <div style="display: flex; justify-content: space-between;"><div>ATTRIBUTE: PUBHrx</div><div></div></div>			

Environmental FirstSearch Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 15 **DIST/DIR:** 0.17 SE **MAP ID:** 7

NAME:	DEER SPRINGS FIRE DEPARTMENT	REV:	02/06/03
ADDRESS:	1321 DEER SPRINGS RD	ID1:	HE17H20783
	SAN MARCOS CA 92069	ID2:	CAL000171825
	SAN DIEGO	STATUS:	
CONTACT:	DEER SPRINGS FIRE PROT DIST	PHONE:	(619)749-8001

TANK ID s

Permit Number: H20783
Tank Number: T001
Tank ID Number: 1

TANK CHARACTERISTICS INFORMATION

Capacity: 5000.00
Manufacturer Code:
Year Installed:
Contents: DIESEL
Tank Content Chemical Name:
Tank Content CAS Number:

Tank System Type: SINGLE WALL W/O SECNDRY CNTMNT
Primary Tank Material: NO PRIMARY TANK MATERIAL INFO
Tank Interior Lining or Coating: NO SECONDARY TANK MTRL INFO
Tank Exterior Corrosion Protection: NO EXTERIOR CORR PROT INFO
Overfill Device: NO OVERFILL INFORMATION
Spill Buckets:
Is Groundwater Greater Than 20 Feet (Y/N): NO

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 9
Is System 1998 Standards Certified (Y/N):
Tank Monitor Device: NO TANK MONIT DEV INFO
Automatic Tank Gauges: NO ATGS INFO AVAILABLE
Tank Test Status: TIGHT
Tank Test Date: 09/11/90

PIPING INFORMATION

Piping Corrosion Protection: NO PIPE PROTECTION INFO
Pressure Pipe Loss Leak Detector Type: NO PPLD BRAND INFO
Pipe System Type: PIPE TYPE NOT AVAILABLE
Pipe Construction: NO PIPE CONSTRUCTION INFO
Pipe Primary Material: NO PRIMARY PIPE MATERIAL INFO
Pipe Monitor Device: NO PIPE MONIT DEV INFO

PIPING INFORMATION

Pipe Test Date: 01/01/01

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: CLOSED BY REMOVAL

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS			
SEARCH ID: 27	DIST/DIR: 0.22 NE	MAP ID: 21	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1:	IS-SANMAR_POL-93
		ID2:	
CONTACT:		STATUS:	PUBHX
		PHONE:	
 AREA: 1954.27 PERIMETER: 189.789 WETC: 12 WETC_ID: 93 ATTRIBUTE: PUBHX			

RCRA GENERATOR SITE			
SEARCH ID: 1	DIST/DIR: 0.25 SE	MAP ID: 1	
NAME: ARCO FACILITY NO 05625		REV:	7/8/03
ADDRESS: 26915 MESA ROCK RD		ID1:	CAR000104851
ESCONDIDO CA 92026		ID2:	
SAN DIEGO		STATUS:	SGN
CONTACT: JACK OMAN		PHONE:	7146902425
 <u>SITE INFORMATION</u> <u>UNIVERSE TYPE:</u> SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE <u>SIC INFORMATION:</u> <u>ENFORCEMENT INFORMATION:</u> <u>VIOLATION INFORMATION:</u>			

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 13 **DIST/DIR:** 0.25 SE **MAP ID:** 1

NAME: ARCO FACILITY NO. 5625
ADDRESS: 26915 MESA ROCK RD
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: BP WEST COAST PRODUCTS LLC

REV: 02/06/03
ID1: HE17H32212
ID2: CAL000225493
STATUS:
PHONE: (858)737-9387

TANK ID s

Permit Number: H32212
Tank Number: T001
Tank ID Number: NT1570

TANK CHARACTERISTICS INFORMATION

Capacity: 10000.00
Manufacturer Code: 0503
Year Installed: 1992
Contents: REGULAR UNLEADED
Tank Content Chemical Name:
Tank Content CAS Number:

Tank System Type: DOUBLE WALL
Primary Tank Material: FIBERGLASS
Tank Interior Lining or Coating: NONE
Tank Exterior Corrosion Protection: NONE
Overfill Device: BALL FLOAT
Spill Buckets: 1
Is Groundwater Greater Than 20 Feet (Y/N): YES

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 010606
Is System 1998 Standards Certified (Y/N): YES
Tank Monitor Device: VEEDER ROOT
Automatic Tank Gauges: RONAN X-76 ETM
Tank Test Status: TIGHT
Tank Test Date: 10/02/92

PIPING INFORMATION

Piping Corrosion Protection: FIBERGLASS PIPE
Pressure Pipe Loss Leak Detector Type: RONAN X-76
Pipe System Type: PRESSURIZED
Pipe Construction: DOUBLE WALL
Pipe Primary Material: FIBERGLASS
Pipe Monitor Device: RONAN

PIPING INFORMATION

Pipe Test Date: 01/01/01

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: PERMIT TO OPERATE

TANK ID s

Permit Number: H32212
Tank Number: T002

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 13 **DIST/DIR:** 0.25 SE **MAP ID:** 1

NAME: ARCO FACILITY NO. 5625
ADDRESS: 26915 MESA ROCK RD
ESCONDIDO CA 92026-
SAN DIEGO
CONTACT: BP WEST COAST PRODUCTS LLC

REV: 02/06/03
ID1: HE17H32212
ID2: CAL000225493
STATUS:
PHONE: (858)737-9387

Tank ID Number: NT1570

TANK CHARACTERISTICS INFORMATION

Capacity: 10000.00
Manufacturer Code: 0503
Year Installed: 1992
Contents: REGULAR UNLEADED
Tank Content Chemical Name:
Tank Content CAS Number:

Tank System Type: DOUBLE WALL
Primary Tank Material: FIBERGLASS
Tank Interior Lining or Coating: NONE
Tank Exterior Corrosion Protection: NONE
Overfill Device: BALL FLOAT
Spill Buckets: 1
Is Groundwater Greater Than 20 Feet (Y/N): YES

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 010606
Is System 1998 Standards Certified (Y/N): YES
Tank Monitor Device: VEEDER ROOT
Automatic Tank Gauges: RONAN X-76 ETM
Tank Test Status: TIGHT
Tank Test Date: 10/02/92

PIPING INFORMATION

Piping Corrosion Protection: FIBERGLASS PIPE
Pressure Pipe Loss Leak Detector Type: RONAN X-76
Pipe System Type: PRESSURIZED
Pipe Construction: DOUBLE WALL
Pipe Primary Material: FIBERGLASS
Pipe Monitor Device: RONAN

PIPING INFORMATION

Pipe Test Date: 01/01/01

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: PERMIT TO OPERATE

TANK ID s

Permit Number: H32212
Tank Number: T003
Tank ID Number: NT1570

TANK CHARACTERISTICS INFORMATION

Capacity: 10000.00

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 13 **DIST/DIR:** 0.25 SE **MAP ID:** 1

NAME: ARCO FACILITY NO. 5625
ADDRESS: 26915 MESA ROCK RD
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: BP WEST COAST PRODUCTS LLC

REV: 02/06/03
ID1: HE17H32212
ID2: CAL000225493
STATUS:
PHONE: (858)737-9387

Manufacturer Code: 0503
Year Installed: 1992
Contents: REGULAR UNLEADED
Tank Content Chemical Name:
Tank Content CAS Number:

Tank System Type: DOUBLE WALL
Primary Tank Material: FIBERGLASS
Tank Interior Lining or Coating: NONE
Tank Exterior Corrosion Protection: NONE
Overfill Device: BALL FLOAT
Spill Buckets: 1
Is Groundwater Greater Than 20 Feet (Y/N): YES

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 010606
Is System 1998 Standards Certified (Y/N): YES
Tank Monitor Device: VEEDER ROOT
Automatic Tank Gauges: RONAN X-76 ETM
Tank Test Status: TIGHT
Tank Test Date: 10/02/92

PIPING INFORMATION

Piping Corrosion Protection: FIBERGLASS PIPE
Pressure Pipe Loss Leak Detector Type: RONAN X-76
Pipe System Type: PRESSURIZED
Pipe Construction: DOUBLE WALL
Pipe Primary Material: FIBERGLASS
Pipe Monitor Device: RONAN

PIPING INFORMATION

Pipe Test Date: 01/01/01

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: PERMIT TO OPERATE

TANK ID's

Permit Number: H32212
Tank Number: T004
Tank ID Number: NT1570

TANK CHARACTERISTICS INFORMATION

Capacity: 10000.00
Manufacturer Code: 0503
Year Installed: 1992
Contents: SUPER UNLEADED
Tank Content Chemical Name:

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 13

DIST/DIR: 0.25 SE

MAP ID: 1

NAME: ARCO FACILITY NO. 5625
ADDRESS: 26915 MESA ROCK RD
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: BP WEST COAST PRODUCTS LLC

REV: 02/06/03
ID1: HE17H32212
ID2: CAL000225493
STATUS:
PHONE: (858)737-9387

Tank Content CAS Number:

Tank System Type: DOUBLE WALL
Primary Tank Material: FIBERGLASS
Tank Interior Lining or Coating: NONE
Tank Exterior Corrosion Protection: NONE
Overfill Device: BALL FLOAT
Spill Buckets: 1
Is Groundwater Greater Than 20 Feet (Y/N): YES

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 010606
Is System 1998 Standards Certified (Y/N): YES
Tank Monitor Device: RONAN
Automatic Tank Gauges: RONAN X-76 ETM
Tank Test Status: TIGHT
Tank Test Date: 10/02/92

PIPING INFORMATION

Piping Corrosion Protection: FIBERGLASS PIPE
Pressure Pipe Loss Leak Detector Type: RONAN X-76
Pipe System Type: PRESSURIZED
Pipe Construction: DOUBLE WALL
Pipe Primary Material: FIBERGLASS
Pipe Monitor Device: RONAN

PIPING INFORMATION

Pipe Test Date: 01/01/01

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: PERMIT TO OPERATE

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS		
SEARCH ID: 29	DIST/DIR: 0.27 NE	MAP ID: 23
NAME: NATIONAL WETLANDS INVENTORY	REV:	
ADDRESS:	ID1: IS-SANMAR_POL-94	
	ID2:	
CONTACT:	STATUS: PUBHX	
	PHONE:	
AREA: 1726.51		
PERIMETER: 156.81		
WETC: 14		
WETC_ID: 94		
ATTRIBUTE: PUBHX		

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 21

DIST/DIR: 0.30 NE

MAP ID: 15

NAME: PIPELINE CONSTRUCTORS
ADDRESS: 26845 MOUNTAIN MEADOW RD
ESCONDIDO CA 92026
SAN DIEGO

REV: 12/11/02
ID1: T0608172656
ID2:
STATUS: CASE CLOSED
PHONE:

CONTACT:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred dating after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: 09
LOCAL CASE NUMBER: H23162-001
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER:
CASE TYPE: SOIL ONLY
SUBSTANCE LEAKED: DIESEL
SUBSTANCE QUANTITY:
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: CASE CLOSED
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): 2
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported):
REVIEW DATE (blank if not reported):
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 5/21/1991
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported): 7/24/1991
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 12/31/1993
REPORT DATE (blank if not reported):

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE (Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION:
MTBE SOIL CONCENTRATION:
MTBE CNTS: 0
MTBE FUEL: 0
MTBE TESTED: NOT REQUIRED TO BE TESTED
MTBE CLASS: *

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS			
SEARCH ID: 30	DIST/DIR: 0.31 NE	MAP ID: 24	
NAME: NATIONAL WETLANDS INVENTORY ADDRESS:		REV: ID1: IS-SANMAR_POL-96 ID2: STATUS: PUBHX PHONE:	
CONTACT:			
AREA: 1984.08 PERIMETER: 165.542 WETC: 16 WETC_ID: 96 ATTRIBUTE: PUBHX			

WETLANDS			
SEARCH ID: 33	DIST/DIR: 0.36 SE	MAP ID: 27	
NAME: NATIONAL WETLANDS INVENTORY ADDRESS:		REV: ID1: IS-SANMAR_POL-83 ID2: STATUS: PEMC PHONE:	
CONTACT:			
AREA: 3199.52 PERIMETER: 301.259 WETC: 23 WETC_ID: 83 ATTRIBUTE: PEMC			

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS			
SEARCH ID: 28	DIST/DIR: 0.39 NE	MAP ID: 22	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1:	IS-SANMAR_POL-95
		ID2:	
CONTACT:		STATUS:	PUBHX
		PHONE:	
AREA:	6636.41		
PERIMETER:	329.804		
WETC:	13		
WETC_ID:	95		
ATTRIBUTE:	PUBHX		

LEAKING UNDERGROUND STORAGE TANKS			
SEARCH ID: 22	DIST/DIR: 0.39 NE	MAP ID: 16	
NAME: VACANT LOT		REV:	10/22/01
ADDRESS: 26845 MOUNTAIN MEADOW RD		ID1:	HE17H23162
ESCONDIDO CA 92026		ID2:	
SAN DIEGO		STATUS:	
CONTACT: BILL BEVILAQUA		PHONE:	(619)749-3260
Release Occurance Number:	001		
Historical Name:	PIPELINE CONSTRUCTORS		
Date Release Began:	11/1/89		
Lead Agency:	DEH		
Case Type:	TANK, Release		
Case Status:	CLOSED		
Case Status Date:	12/31/93		

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS		
SEARCH ID: 34	DIST/DIR: 0.39 SE	MAP ID: 28
NAME: NATIONAL WETLANDS INVENTORY		REV:
ADDRESS:		ID1: 1S-SANMAR_POL-82
		ID2:
CONTACT:		STATUS: PEMC
		PHONE:
AREA:	598.621	
PERIMETER:	93.2206	
WETC:	24	
WETC_ID:	82	
ATTRIBUTE:	PEMC	

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 19 **DIST/DIR:** 0.41 NE **MAP ID:** 6

NAME: CIRCLE R RANCH
ADDRESS: 8751 OLD CASTLE RD
ESCONDIDO CA 92082
SAN DIEGO

REV: 12/11/02
ID1: T0607301442
ID2:
STATUS: CASE CLOSED
PHONE:

CONTACT:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred dating after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: 09
LOCAL CASE NUMBER: H03530-001
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 9UT2691
CASE TYPE: AQUIFER AFFECTED
SUBSTANCE LEAKED: UNLEADED GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: CASE CLOSED
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): 1
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported):
REVIEW DATE (blank if not reported):
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 12/30/1993
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported): 7/1/1996
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 12/31/1996
REPORT DATE (blank if not reported):

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE (Date of historical maximum MTBE concentration):

MTBE GROUNDWATER CONCENTRATION:

MTBE SOIL CONCENTRATION:

MTBE CNTS: 0

MTBE FUEL: 1

MTBE TESTED: SITE NOT TESTED FOR MTBE. INCLUDES UNKNOWN AND NOT ANALYZED

MTBE CLASS: *

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 20 **DIST/DIR:** 0.41 NE **MAP ID:** 6

NAME: CIRCLE R RANCH TRADING POST	REV: 08/21/00
ADDRESS: 8751 OLD CASTLE RD	ID1: HE17H03530
ESCONDIDO CA 92082	ID2:
San Diego	STATUS:
CONTACT: CIRCLE R TRADING POST	PHONE: (619)749-2995

Release Occurance Number:	001
Historical Name:	CIRCLE R RANCH
Date Release Began:	12/14/93
Lead Agency:	DEH
Case Type:	TANK, Release (W)
Case Status:	CLOSED
Case Status Date:	12/31/96

WETLANDS

SEARCH ID: 35 **DIST/DIR:** 0.41 SE **MAP ID:** 29

NAME: NATIONAL WETLANDS INVENTORY	REV:
ADDRESS:	ID1: 1S-SANMAR_POL-81
	ID2:
CONTACT:	STATUS: PEMC
	PHONE:

AREA:	1465.78
PERIMETER:	142.751
WETC:	25
WETC_ID:	81
ATTRIBUTE:	PEMC

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS			
SEARCH ID: 38	DIST/DIR: 0.44 SW	MAP ID: 32	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1:	IS-SANMAR_POL-87
		ID2:	
		STATUS:	PFOCH
CONTACT:		PHONE:	
AREA:	8988.99		
PERIMETER:	517.748		
WETC:	32		
WETC_ID:	87		
ATTRIBUTE:	PFOCH		

SOLID WASTE LANDFILL SITE			
SEARCH ID: 3	DIST/DIR: 0.45 SW	MAP ID: 3	
NAME: EARTHWORM RECYCLING GREEN AND WOODWASTE		REV:	03/21/00
ADDRESS: 462 DEER SPRINGS ROAD		ID1:	SWIS37-AA-0943
SAN MARCOS CA		ID2:	
San Diego		STATUS:	PLANNED
CONTACT:		PHONE:	
Activity: <i>Composting Operation (Green Waste)</i>			
Accepted Waste:			
Operational Status: <i>Planned</i>			
Regulatory Status: <i>Proposed</i>			
Closure Date:			
Closure Type:			
Permitted Throughput with Units: 0			
Permitted Capacity with Units: 0			
Remaining Capacity with Units (landfills only):			
Permitted Total Acreage: 0			
Permitted Disposal Acreage:			
Last Tire Inspection Count: 0			
Last Tire Inspection Count Date:			
Original Tire Inspection Count: 0			
Last Tire Inspection Count Date:			
Inspection Frequency: <i>None</i>			

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS			
SEARCH ID: 24	DIST/DIR: 0.47 NE	MAP ID: 18	
NAME: NATIONAL WETLANDS INVENTORY ADDRESS:		REV: ID1: 1B-BONSAL_POL-171 ID2: STATUS: PUBFX PHONE:	
CONTACT:			
AREA: 829.944 PERIMETER: 106.996 WETC: 373 WETC_ID: 171 ATTRIBUTE: PUBFx			

WETLANDS			
SEARCH ID: 25	DIST/DIR: 0.47 NE	MAP ID: 19	
NAME: NATIONAL WETLANDS INVENTORY ADDRESS:		REV: ID1: 1B-BONSAL_POL-172 ID2: STATUS: PUBFX PHONE:	
CONTACT:			
AREA: 966.552 PERIMETER: 116.617 WETC: 375 WETC_ID: 172 ATTRIBUTE: PUBFx			

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS			
SEARCH ID: 39	DIST/DIR: 0.47 SW	MAP ID: 33	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1: IS-SANMAR_POL-90	
		ID2:	
		STATUS: PABFH	
CONTACT:		PHONE:	
AREA: 13503.45			
PERIMETER: 841.552			
WETC: 35			
WETC_ID: 90			
ATTRIBUTE: PABFH			

WETLANDS			
SEARCH ID: 36	DIST/DIR: 0.48 SW	MAP ID: 30	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1: IS-SANMAR_POL-85	
		ID2:	
		STATUS: PFOC	
CONTACT:		PHONE:	
AREA: 2523.57			
PERIMETER: 224.293			
WETC: 30			
WETC_ID: 85			
ATTRIBUTE: PFOC			

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS			
SEARCH ID: 42	DIST/DIR: 0.49 SW	MAP ID: 36	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1: IS-SANMAR_POL-75	
		ID2:	
CONTACT:		STATUS: PUBFH	
		PHONE:	
AREA: 1342.83			
PERIMETER: 134.039			
WETC: 45			
WETC_ID: 75			
ATTRIBUTE: PUBFH			

WETLANDS			
SEARCH ID: 37	DIST/DIR: 0.49 SW	MAP ID: 31	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1: IS-SANMAR_POL-86	
		ID2:	
CONTACT:		STATUS: PUSAH	
		PHONE:	
AREA: 9230.41			
PERIMETER: 435.947			
WETC: 31			
WETC_ID: 86			
ATTRIBUTE: PUSAh			

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS			
SEARCH ID: 23	DIST/DIR: 0.50 NE	MAP ID: 17	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1: 1B-BONSAL_POL-173	
		ID2:	
		STATUS: PFOA	
CONTACT:		PHONE:	
AREA: 12595.4			
PERIMETER: 469.222			
WETC: 367			
WETC_ID: 173			
ATTRIBUTE: PFOA			

WETLANDS			
SEARCH ID: 40	DIST/DIR: 0.50 SW	MAP ID: 34	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1: 1S-SANMAR_POL-89	
		ID2:	
		STATUS: PFOAH	
CONTACT:		PHONE:	
AREA: 6643.32			
PERIMETER: 428.689			
WETC: 36			
WETC_ID: 89			
ATTRIBUTE: PFOAH			

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

RCRA GENERATOR SITE

SEARCH ID: 44

DIST/DIR: NON GC

MAP ID:

NAME: AMER TELE & TELE CO SAN MARCOS
ADDRESS: 3.5 MINE OF
SAN MARCOS CA 92069
SAN DIEGO
CONTACT: ENVIRONMENTAL MANAGER

REV: 7/8/03
ID1: CAT080034168
ID2:
STATUS: SGN
PHONE: 4154422970

SITE INFORMATION

UNIVERSE TYPE:

SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

RCRA GENERATOR SITE

SEARCH ID: 43

DIST/DIR: NON GC

MAP ID:

NAME: AMER TELE & TELE CO SAN MARCOS
ADDRESS: 5 MI NW OF
ESCONDIDO CA 92029
SAN DIEGO
CONTACT: ENVIRONMENTAL MANAGER

REV: 7/8/03
ID1: CAD980585426
ID2:
STATUS: SGN
PHONE: 4154422137

SITE INFORMATION

UNIVERSE TYPE:

SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch Federal Databases and Sources

ASTM Databases:

CERCLIS: *Comprehensive Environmental Response Compensation and Liability Information System.* The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

Updated quarterly.

CERCLIS-NFRAP (Archive): *Comprehensive Environmental Response Compensation and Liability Information System Archived Sites.* The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Updated quarterly.

ERNS: *Emergency Response Notification System.* The EPA's database of emergency response actions. Source: Environmental Protection Agency. Data since January, 2001, has been received from the National Response Center as the EPA no longer maintains this data.

Updated quarterly.

FINDS: *The Facility Index System.* The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

Updated semi-annually.

NPL: *National Priority List.* The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

Updated quarterly.

RCRIS: *Resource Conservation and Recovery Information System.* The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

RCRA TSD: *Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities.* The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.

ASTM Databases (continued):

RCRA COR: *Resource Conservation and Recovery Information System Corrective Action Sites*. The EPA's database of RCRIS sites with reported corrective action. This information is also reported in the standard RCRIS detailed data.

RCRA GEN: *Resource Conservation and Recovery Information System Large and Small Quantity Generators*. The EPA's database of RCRIS sites that create more than 100kg of hazardous waste per month or meet other RCRA requirements. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

RCRA NLR: *Resource Conservation and Recovery Information System sites No Longer Regulated*. The EPA's database of RCRIS sites that create less than 100kg of hazardous waste per month or do not meet other RCRA requirements.

All RCRA databases are Updated quarterly

**Environmental FirstSearch
Federal Databases and Sources**

Non-ASTM Databases:

HMIRS: Hazardous Materials Incident Response System. This database contains information from the US Department of Transportation regarding materials, packaging, and a description of events for tracked incidents.

Updated quarterly.

NCDB: National Compliance Database. The National Compliance Data Base System (NCDB) tracks regional compliance and enforcement activity and manages the Pesticides and Toxic Substances Compliance and Enforcement program at a national level. The system tracks all compliance monitoring and enforcement activities from the time an inspector conducts and inspection until the time the inspector closes or the case settles the enforcement action. NCDB is the national repository of the 10 regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of regional programs.

Updated quarterly

NPDES: National Pollution Discharge Elimination System. The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.

Updated semi-annually.

NRDB: National Radon Database. The NRDB was created by the EPA to distribute information regarding the EPA/State Residential Radon Surveys and the National Residential Radon Survey. The data is presented by zipcode in Environmental FirstSearch Reports. Source: National Technical Information Service (NTIS)

Updated Periodically

Nuclear: The Nuclear Regulatory Commission's (NRC) list of permitted nuclear facilities.

Updated Periodically

PADS: PCB Activity Database System

The EPA's database PCB handlers (generators, transporters, storers and/or disposers) that are required to notify the EPA, the rules being similar to RCRA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

Updated semi-annually.

Receptors: 1995 TIGER census listing of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

Updated Periodically

Non-ASTM Databases (continued):

RELEASES: *Air and Surface Water Releases*. A subset of the EPA's ERNS database which have impacted only air or surface water.

Updated semi-annually.

Soils: This database includes the State Soil Geographic (STATSGO) data for the conterminous United States. It contains information regarding soil characteristics such as water capacity, percent clay, organic material, permeability, thickness of layers, hydrological characteristics, quality of drainage, surface, slope, liquid limit, and the annual frequency of flooding. Source: United States Geographical Survey (USGS).

Updated quarterly

TRIS: *Toxic Release Inventory System*. The EPA's database of all facilities that have had or may be prone to toxic material releases. Source: Environmental Protection Agency.

Updated semi-annually.

Environmental FirstSearch NEPA Databases and Sources

ACEC: Areas of Critical Environmental Concern. This database contains state and federally designated areas of environmental concern such as endangered species habitats, protected open spaces, parks, conservation areas and wildlife preserves. It also contains contact information for threatened and endangered species. Source: U.S. Fish and Wildlife Services, Ecological Services Offices; State GIS Departments.

Updated periodically.

Fed Land Use: Federal Land data includes information from the following government agencies including Bureau of Indian Affairs, Bureau of Reclamation, Bureau of Land Management, Department of Defense, Forest Service, Fish and Wildlife Service, National Park Service, and the Tennessee Valley Authority. This database also contains data regarding wild and scenic rivers. Source: USGS.

Updated periodically.

Floodplains: 100 year and 500 year flood zone boundaries for select counties in the United States. Source: Federal Emergency Management Agency (FEMA).

This database will be updated as new data becomes available.

Historic Sites: National Register of Historical Places Database. The nation's official list of cultural resources worthy of preservation. Properties listed include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. Source: National Park Service.

Updated yearly.

TOWERS: Tower data encompasses three sources of information from the Federal Aviation Administration and the Federal Communications Commission. FAA data includes the Digital Obstacle File which contains obstruction data for man made objects that affect domestic aeronautical charting products. FCC data includes the Wireless Telecommunication Bureau's Universal Licensing System which contains the Antenna Structure Database and the Cellular Tower Database. FCC data also includes the Mass Media Bureau's Consolidated Database System which includes engineering data for AM, FM, and Television broadcasting stations.

Updated periodically.

Wetlands: U.S. Fish and Wildlife Service produces information on the characteristics, extent, and status of the Nation's wetlands and deepwater habitats. This data is available for select areas of the United States. Source: U.S. Fish and Wildlife Service, National Wetlands Inventory.

This database will be updated as new data becomes available.

**ENVIRONMENTAL FIRST SEARCH
CALIFORNIA DATABASES (DB) AND SOURCES**

CAL SITES: DB TYPE = ST (STATE SITES)

Source: The CAL EPA, Depart. Of Toxic Substances Control
Phone: (916) 323-3400

The CAL EPA Department of Toxic Substances Control (DTSC) maintains a database of information on properties (or sites) in California where hazardous substances have been released, or where the potential for such release exists. The types of properties in the CALSITES database are categorized as: Annual Work Plan, Backlogged Properties, Certified / De-listed Sites, No Further Action, Preliminary Endangerment Assessment in Progress, Preliminary Endangerment Assessment Required, Removal Action Required, Expedited Remedial Action Program, Voluntary Cleanup Program, Deed Restricted Properties, and Referred Properties. For more information on individual sites call the number listed above.

CORTESE: DB TYPE = ST (STATE SITES)

Source: The CAL EPA, Department of Toxic Substances Control
Phone: (916) 445-6532

Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

**SWIS SOLID WASTE INFORMATION SYSTEM: DB TYPE = SW
(SOLID WASTE RELATED SITES)**

Source: The Integrated Waste Management Board
Phone: (916) 255-2331

The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed above.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

WMUDS: DB TYPE = SW (SOLID WASTE RELATED SITES)

Source: The State Water Resources Control Board

Phone: (916) 227-4365

The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

ORANGE COUNTY LANDFILLS: DB TYPE = SW (SOLID WASTE RELATED SITES)

Source: Orange County Health Dept.

Phone: (714) 834-3536

LUSTIS: DB TYPE = LU (LEAKING UNDERGROUND STORAGE TANKS)

Source: The State Water Resources Control Board

Phone: (916) 227-4416

The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database.

SAN DIEGO COUNTY LEAKING TANKS: DB TYPE = LU

(LEAKING UNDERGROUND STORAGE TANKS)

Source: San Diego County Dept. of Environmental Health

Phone: (619) 338-2242

Maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed above.

SLIC REGIONS 1 - 9: DB TYPE = SP (SPILLS-90)

Source: The CAL EPA Regional Water Quality Control Boards 1 - 9

The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups. For phone number listings of departments within each region visit their web sites at: <http://www.swrcb.ca.gov/regions.html>

SAN DIEGO COUNTY HE17 PERMITS: DB TYPE = PE (PERMITS)

Source: The San Diego County Depart. Of Environmental Health

Phone: (619) 338-2211

The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed above.

SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS: DB TYPE = PE
(PERMITS)

Source: San Bernardino County Fire Dept.
Phone: (909) 387-3080

Handlers and Generators Permit Information Maintained by the Hazardous Materials Div.

LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG: DB TYPE = OT
(OTHER UNIQUE DATABASES)

Source: The Los Angeles County Hazardous Materials Division
Phone: (323) 890-7806

The County of Los Angeles Public Health Investigation Compliant Control Log

ORANGE COUNTY INDUSTRIAL SITE CLEANUPS: DB TYPE = OT
(OTHER UNIQUE DATABASES)

Source: Orange County Environmental Health Agency
Phone: (714) 834-3536

AST ABOVEGROUND STORAGE TANKS: DB TYPE = US (UNDERGROUND STORAGE TANKS)

Source: The State Water Resources Control Board
Phone: (916) 227-4364

The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation.

SWEEPS / FIDS STATE REGISTERED UNDERGROUND STORAGE TANKS: DB TYPE = US

Source: CAL EPA Dept of Toxic Substances Control
Phone: (916) 227-4404

Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed above.

CUPA DATABASES & SOURCES
(DB TYPE = US (UNDERGROUND STORAGE TANKS))

DEFINITION OF A CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994.

A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified.

Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

ALAMEDA COUNTY CUPA'S

- * County of Alameda Department of Environmental Health
- * Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union

ALPINE COUNTY CUPA

- * Health Department (Only updated by agency annually)

AMADOR COUNTY CUPA

- * County of Amador Environmental Health Department

BUTTE COUNTY CUPA

- * County of Butte Environmental Health Division (Only updated by agency biannually)

CALAVERAS COUNTY CUPA

- * County of Calaveras Environmental Health Department

COLUSA COUNTY CUPA

- * Environmental Health Dept.

CONTRA COSTA COUNTY CUPA

- * Hazardous Materials Program

DEL NORTE COUNTY CUPA (US)

- * Department of Health and Social Services

EL DORADO COUNTY CUPA'S

- * County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)

- * County of El Dorado EMD Tahoe Division
(Only updated by agency annually)

FRESNO COUNTY CUPA

- * Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA

- * Air Pollution Control District

HUMBOLDT COUNTY CUPA (US)

- * Environmental Health Division

IMPERIAL COUNTY CUPA (US)

- * Department of Planning and Building

INYO COUNTY CUPA (US)

- * Environmental Health Department

KERN COUNTY CUPA (US)

- * County of Kern Environmental Health Department
- * City of Bakersfield Fire Department

KINGS COUNTY CUPA (US)

- * Environmental Health Services

LAKE COUNTY CUPA (US)

- * Division of Environmental Health

LASSEN COUNTY CUPA (US)

- * Department of Agriculture

LOS ANGELES COUNTY CUPA'S (US)

- * County of Los Angeles Fire Department
- * County of Los Angeles Environmental Programs Division
- * Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA (US)

- * Environmental Health Department

MARIN COUNTY CUPA (US)

- * County of Marin Office of Waste Management
- * City of San Rafael Fire Department

MARIPOSA COUNTY CUPA (US)

- * Health Department

MENDOCINO COUNTY CUPA (US)

- * Environmental Health Department

MERCED COUNTY CUPA (US)

- * Division of Environmental Health

MODOC COUNTY CUPA (US)

- * Department of Agriculture

MONO COUNTY CUPA (US)

- * Health Department

MONTEREY COUNTY CUPA (US)

- * Environmental Health Division

NAPA COUNTY CUPA (US)

- * Hazardous Materials Section

NEVADA COUNTY CUPA (UST)

- * Environmental Health Department

ORANGE COUNTY CUPA'S (US)

- * County of Orange Environmental Health Department
- * Cities of Anaheim, Fullerton, Orange, Santa Ana
- * County of Orange Environmental Health Department

PLACER COUNTY CUPA (US)

- * County of Placer Division of Environmental Health Field Office
- * Tahoe City
- * City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA (UST)

- * Environmental Health Department

RIVERSIDE COUNTY CUPA (US)

- * Environmental Health Department

SACRAMENTO COUNTY (US)

- * County Environmental Mgmt Dept, Haz. Mat. Div.

SAN BENITO COUNTY CUPA (US)

- * City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPA'S (US)

- * County of San Bernardino Fire Department, Haz. Mat. Div.
- * City of Hesperia Hesperia Fire Prevention Department
- * City of Victorville Victorville Fire Department

SAN DIEGO COUNTY CUPA (US)

- * The San Diego County Dept. of Environmental Health HE 17/58

SAN FRANCISCO COUNTY CUPA (US)

- * Department of Public Health

SAN JOAQUIN COUNTY CUPA (US)

- * Environmental Health Division

SAN LUIS OBISPO COUNTY CUPA'S (US)

- * County of San Luis Obispo Environmental Health Division
- * City of San Luis Obispo City Fire Department

SAN MATEO COUNTY CUPA (US)

- * Environmental Health Department

SANTA BARBARA COUNTY CUPA (US)

- * Co Fire Dept Protective Services Div

SANTA CLARA COUNTY CUPA'S (US)

- * County of Santa Clara Hazardous Materials Compliance Division
- * Santa Clara Co Central Fire Prot. Dist. (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
- * Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale

SANTA CRUZ COUNTY CUPA (US)

- * Environmental Health Department

SHASTA COUNTY CUPA (US)

- * Environmental Health Department

SIERRA COUNTY CUPA (US)

- * Health Department

SISKIYOU COUNTY CUPA (US)

- * Environmental Health Department

SONOMA COUNTY CUPA'S (US)

- * County of Sonoma Department Of Environmental Health
- * Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa

STANISLAUS COUNTY CUPA (US)

- * Dept. of Env. Rsrcs. Haz. Mat. Div.

SUTTER COUNTY CUPA (US)

- * Department of Agriculture

TEHAMA COUNTY CUPA (US)

- * Department of Environmental Health

TRINITY COUNTY CUPA (US)

- * Department of Health

TULARE COUNTY CUPA (US)

- * Environmental Health Department

TUOLUMNE COUNTY CUPA (US)

- * Environmental Health

VENTURA COUNTY CUPA'S (BWT UST'S & CERTIFIED UST'S)

- * County of Ventura Environmental Health Division
- * Cities of Oxnard, Ventura

YOLO COUNTY CUPA (US)

- * Environmental Health Department

YUBA COUNTY CUPA (US)

- * Yuba County of Emergency Services

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

Street Name	Dist/Dir	Street Name	Dist/Dir
Brentwood Dr	0.23 NE	Melody Garden Dr	0.25 SE
Calle de Cristo	0.24 SE	Mesa Rock Rd	0.04 SE
Camino Calafia	0.23 SW	Montmead Rd	0.15 NE
Camino Mayor	0.00 --	Mountain Meadow Rd	0.22 SE
Chalice Dr	0.25 NE	N Twin Oaks Valley R	0.00 --
Champagne Blvd	0.07 NE	NORTH Twin Oaks Vall	0.00 --
Clayton Pl	0.00 --	Oak Creek Rd	0.18 SE
Cork Oak Dr	0.17 NE	Oak Shadows Dr	0.13 NE
Country Garden Ln	0.00 --	Oakcreek	0.09 SE
Deer Springs Pl	0.00 --	Rag Doll Ln	0.00 --
Deer Springs Rd	0.03 SE	Sandhurst Way	0.10 NE
El Paso Alto	0.21 SE	Sarver Ln	0.00 --
El Pass	0.00 --	Satin Doll Ln	0.00 --
El-Farra St	0.00 --	Silverleaf Ln	0.00 --
Esquiver Dr	0.19 NE	Solar Ln	0.11 SW
Gist Rd	0.00 --	Sunset Dr	0.03 SE
Hardell Ln	0.21 SW	Sycamore Ln	0.13 NE
Homestead Dr	0.02 SW	Tarek Tr	0.21 NW
Huckleberry Ln	0.00 --	Terrace Dr	0.19 NE
I-15	0.01 NE	Twin Oaks Crest Dr	0.11 SW
Indian Hill Rd	0.16 NE	Vista Merrian	0.21 SW
Ironweed View	0.12 NE	W Twin Oaks Valley R	0.00 --
Joni Ln	0.01 SW	Welk View Dr	0.15 NE
Lawrence Welk Ct	0.00 --	WEST Twin Oaks Valle	0.00 --
Lawrence Welk Dr	0.00 --	Windsong Ln	0.15 SW
Lawrence Welk Ln	0.00 --	Woodsong Dr	0.23 NE
Live Oak Ln	0.10 NE		
Lynn Ln	0.13 SW		

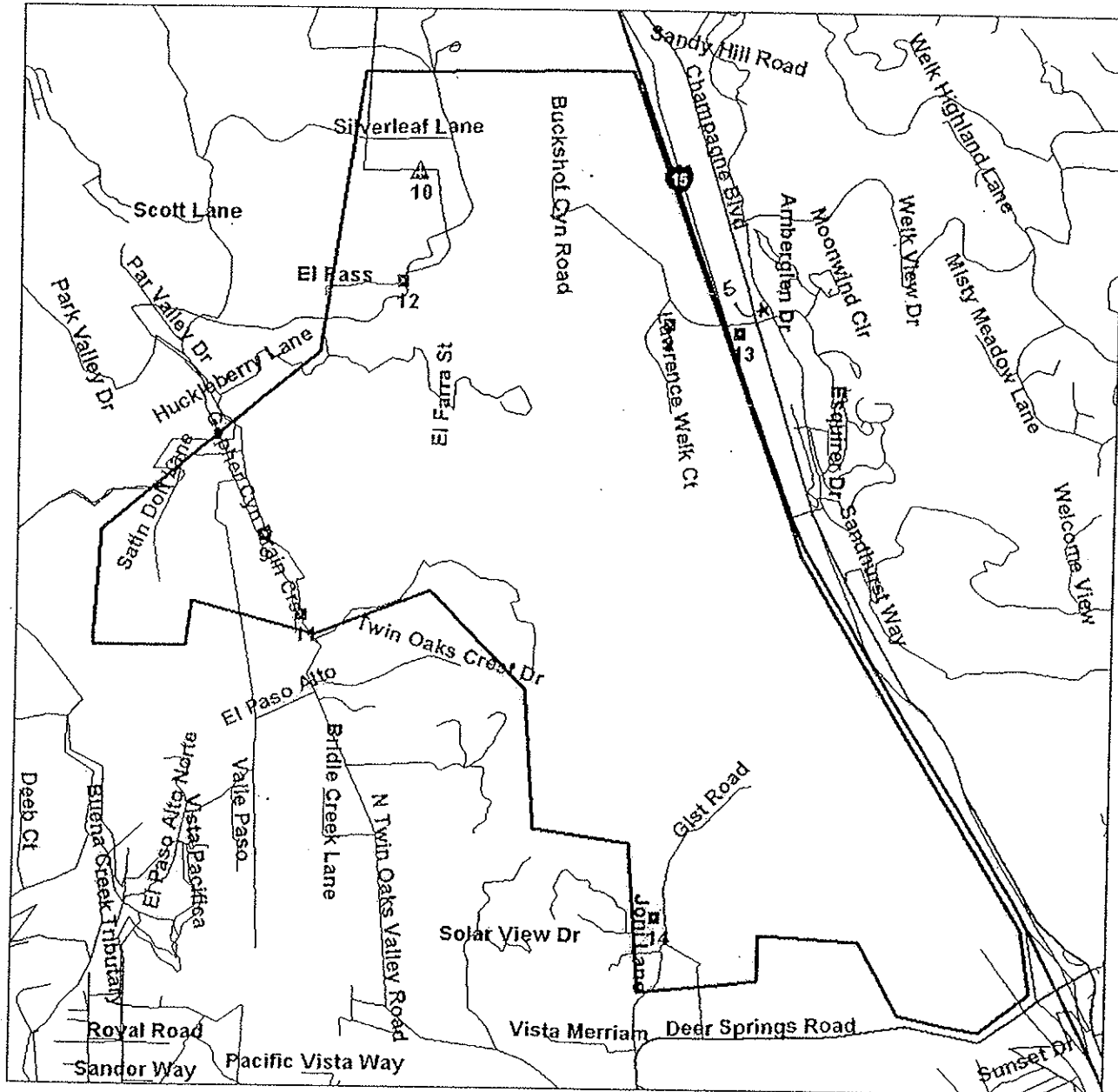


Environmental FirstSearch

.12 Mile Radius from Area
ASTM: Multiple Databases



CAMINO MAYOR , SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Floodplains: 100 Year, 500 Year
Wetlands





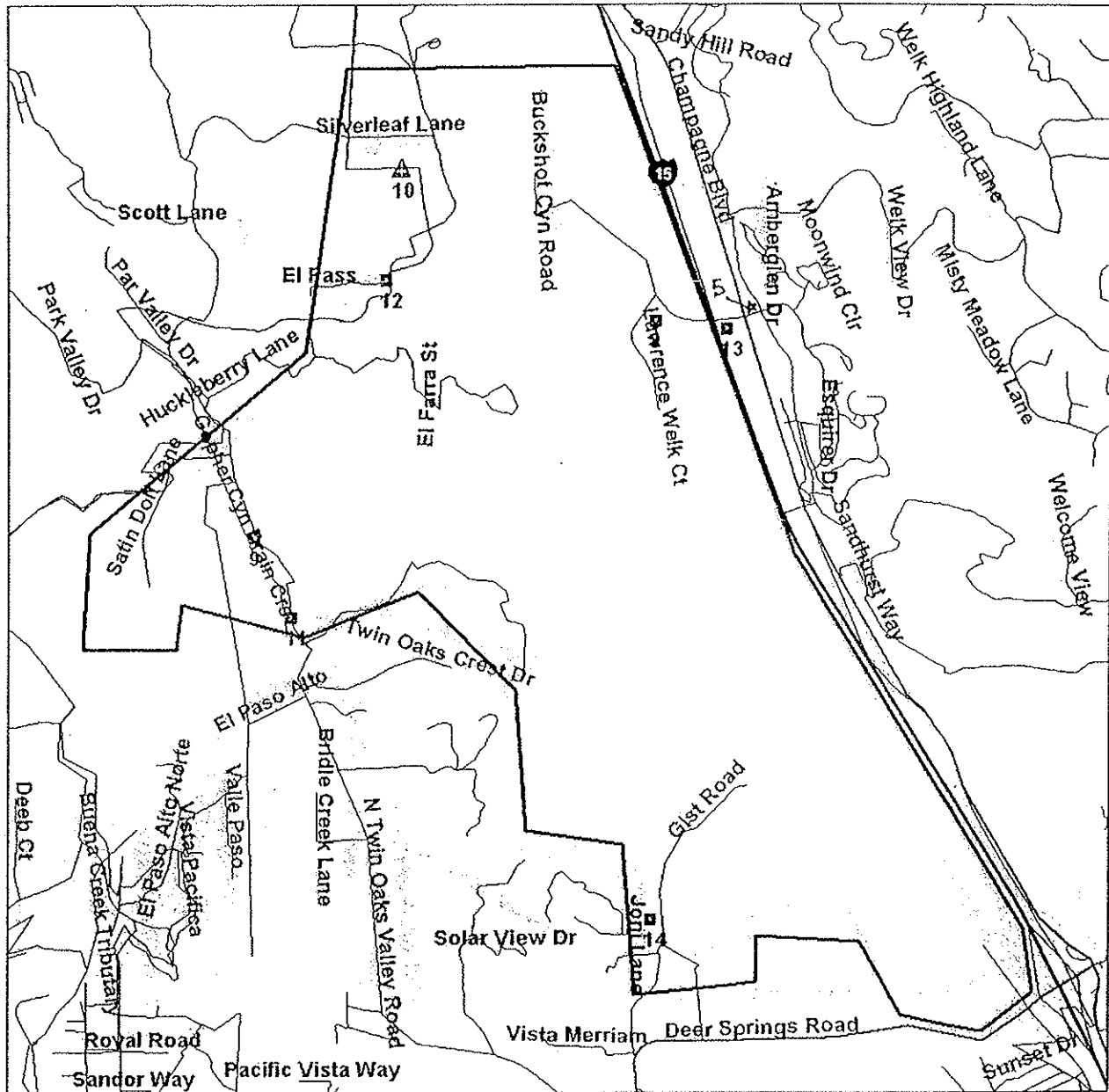
Environmental FirstSearch

.12 Mile Radius from Area

Non-ASTM Map: Permits



CAMINO MAYOR , SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

Area Polygon	
Identified Site, Multiple Sites, Receptor	
NPL, Solid Waste Landfill (SWL) or Hazardous Waste	
National Historic Sites and Landmark Sites	
Railroads	

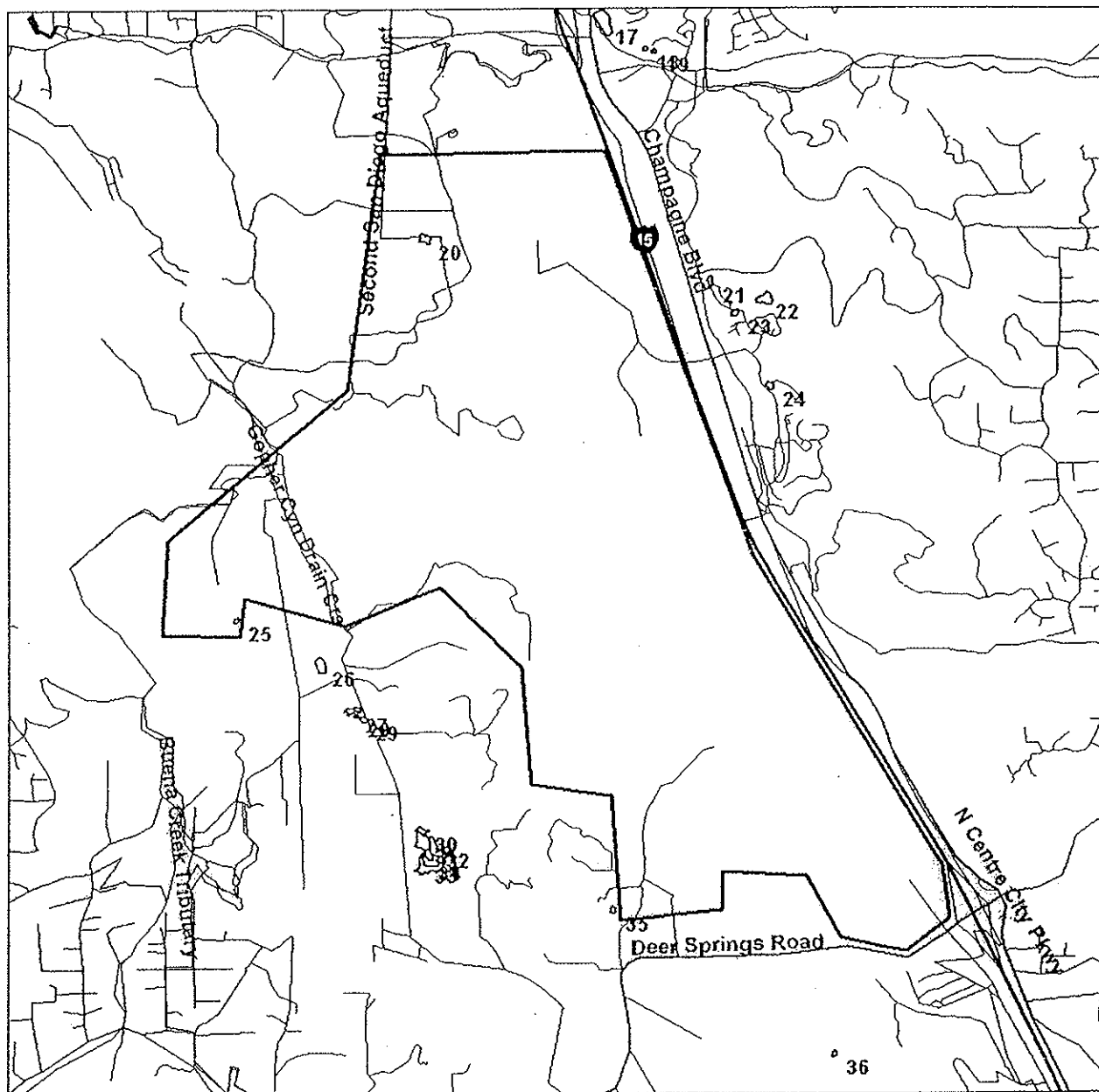
Black Rings Represent 1/4 Mile Radius, Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius from Area
Wetlands Sites



CAMINO MAYOR , SAN MARCOS CA 92069

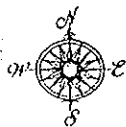


Source: 1999 U.S. Census TIGER Files

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Wetlands

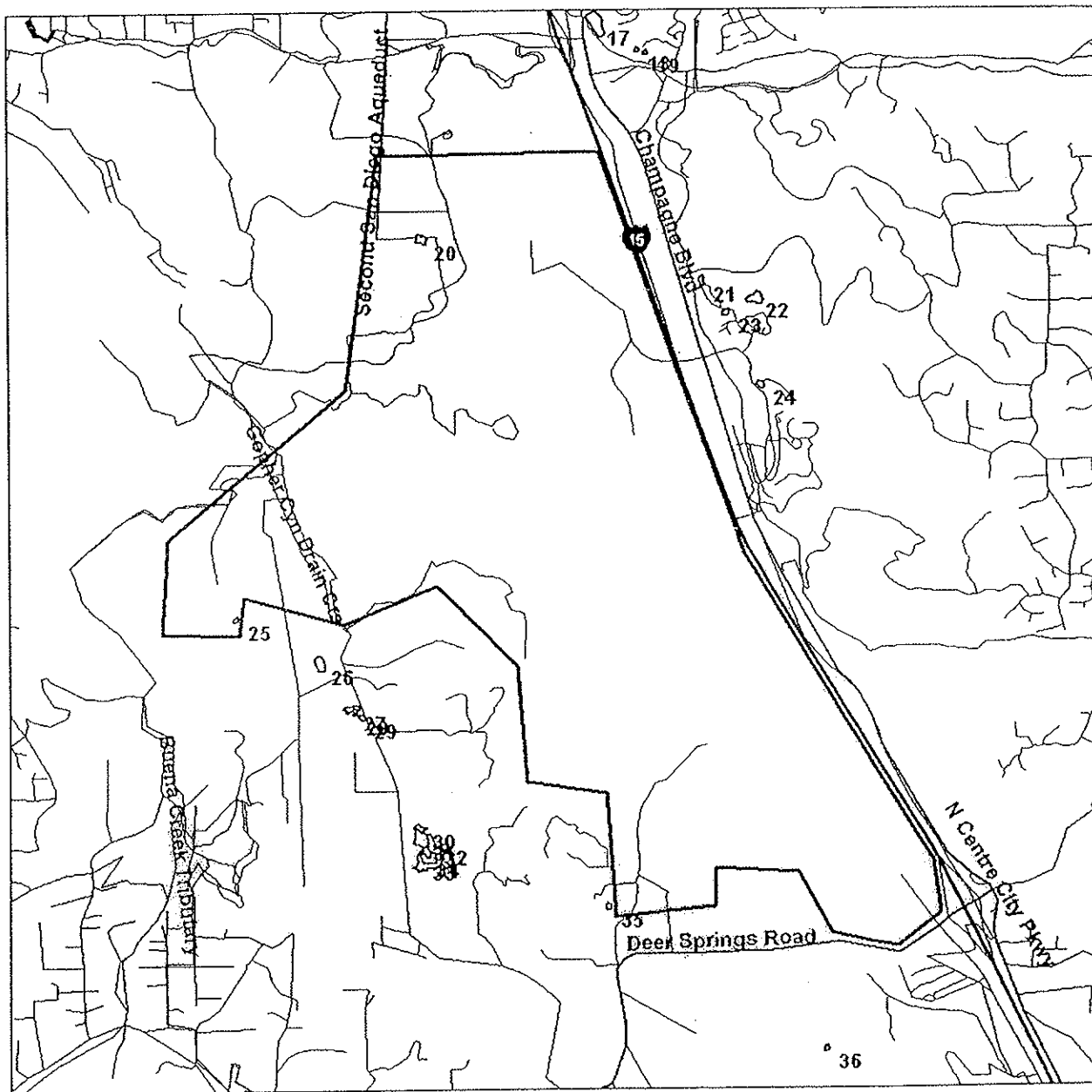


Environmental FirstSearch

.5 Mile Radius from Area
Wetlands Sites



CAMINO MAYOR , SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

- Area Polygon
 - Identified Site, Multiple Sites, Receptor
 - NPL, Solid Waste Landfill (SWL) or Hazardous Waste
 - Railroads
- Black Rings Represent 1/4 Mile Radii: Red Ring Represents 500 ft Radius

Wetlands

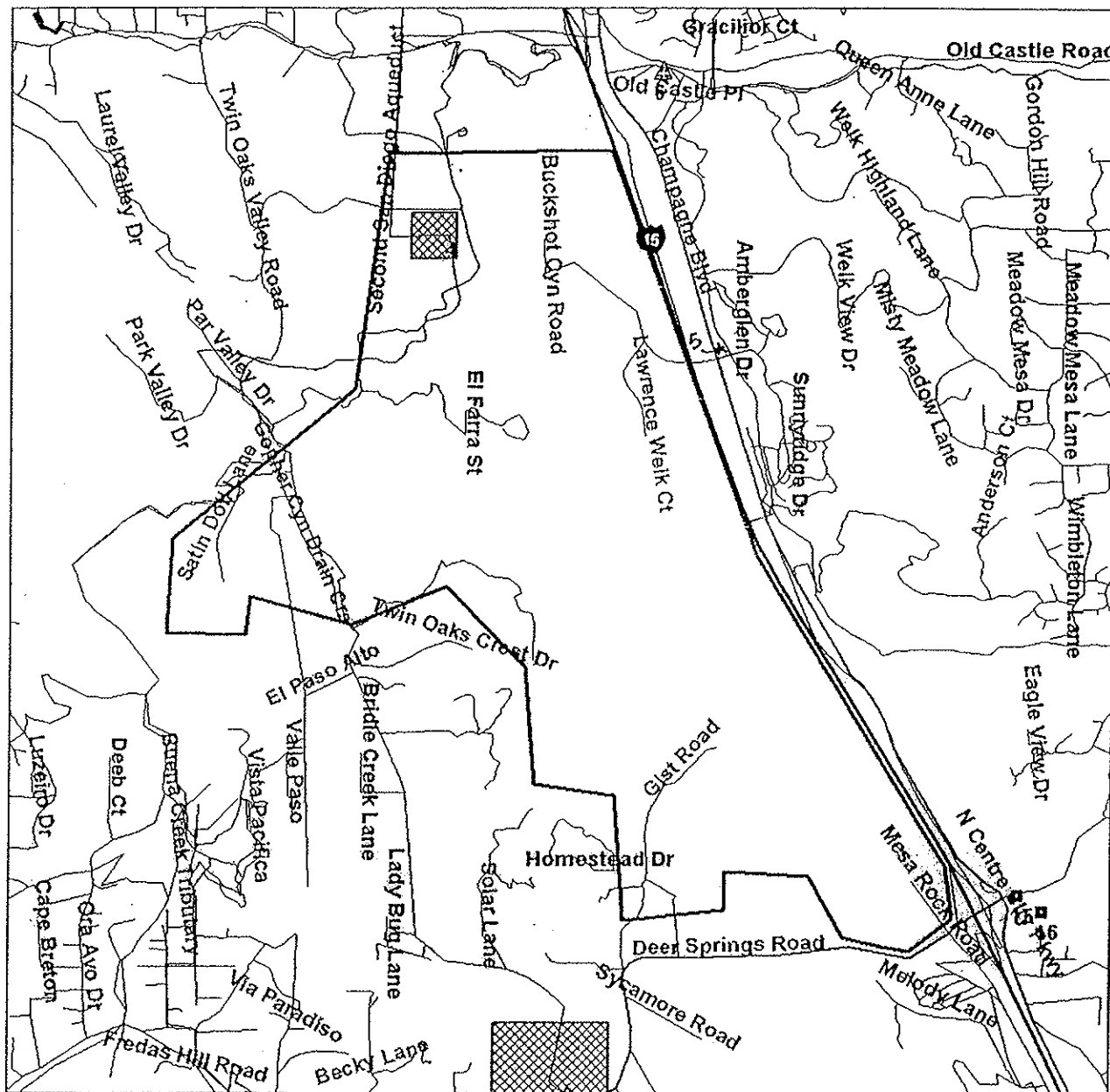


Environmental FirstSearch

.5 Mile Radius from Area
ASTM Map: CERCLIS, RCRATSD, LUST, SWL

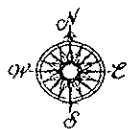


CAMINO MAYOR , SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

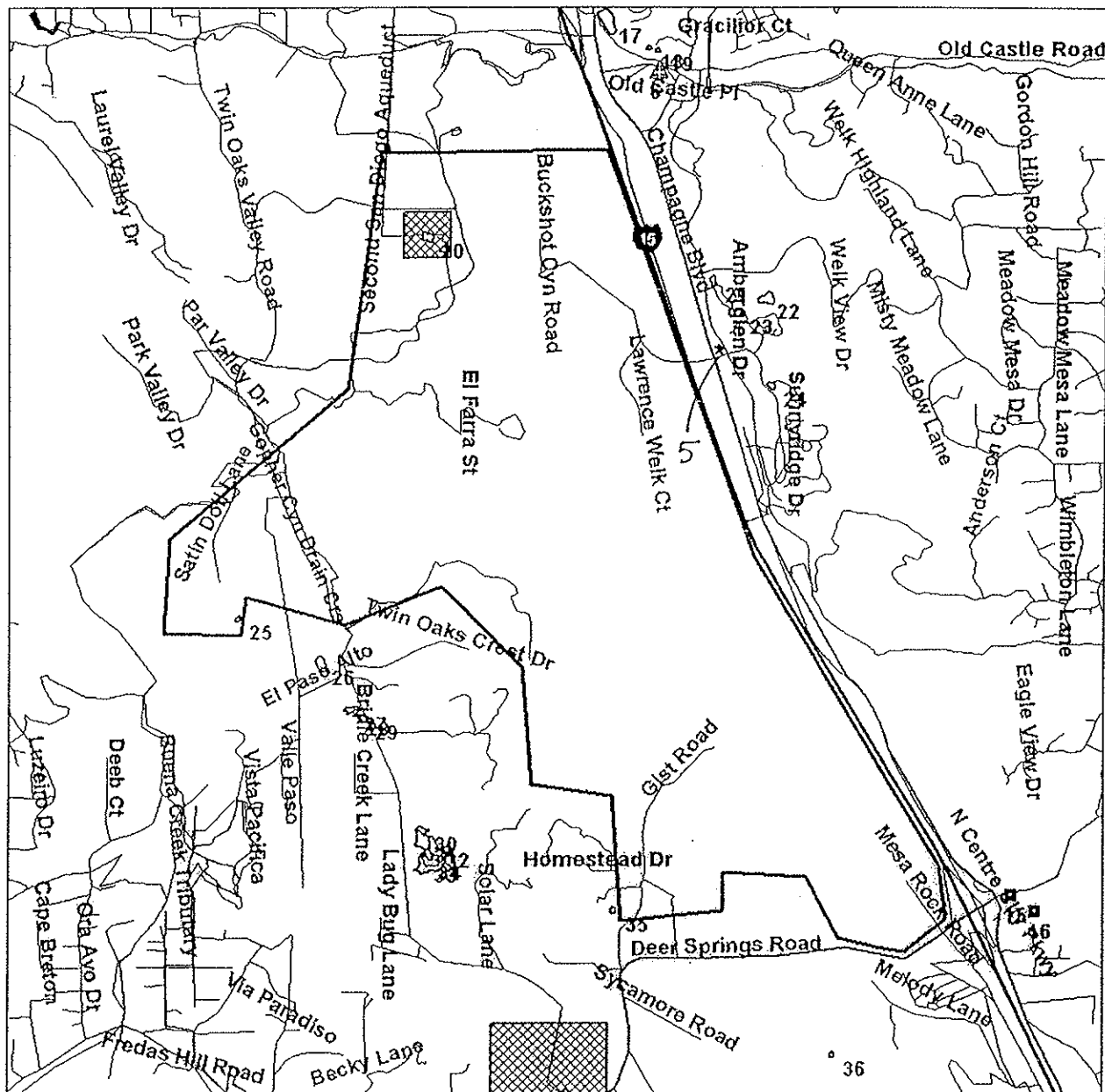


Environmental FirstSearch

.5 Mile Radius from Area
ASTM: Multiple Databases



CAMINO MAYOR , SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

Area Polygon
Identified Site, Multiple Sites, Receptor
NPL, Solid Waste Landfill (SWL) or Hazardous Waste
Railroads
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Floodplains: 100 Year, 500 Year
Wetlands





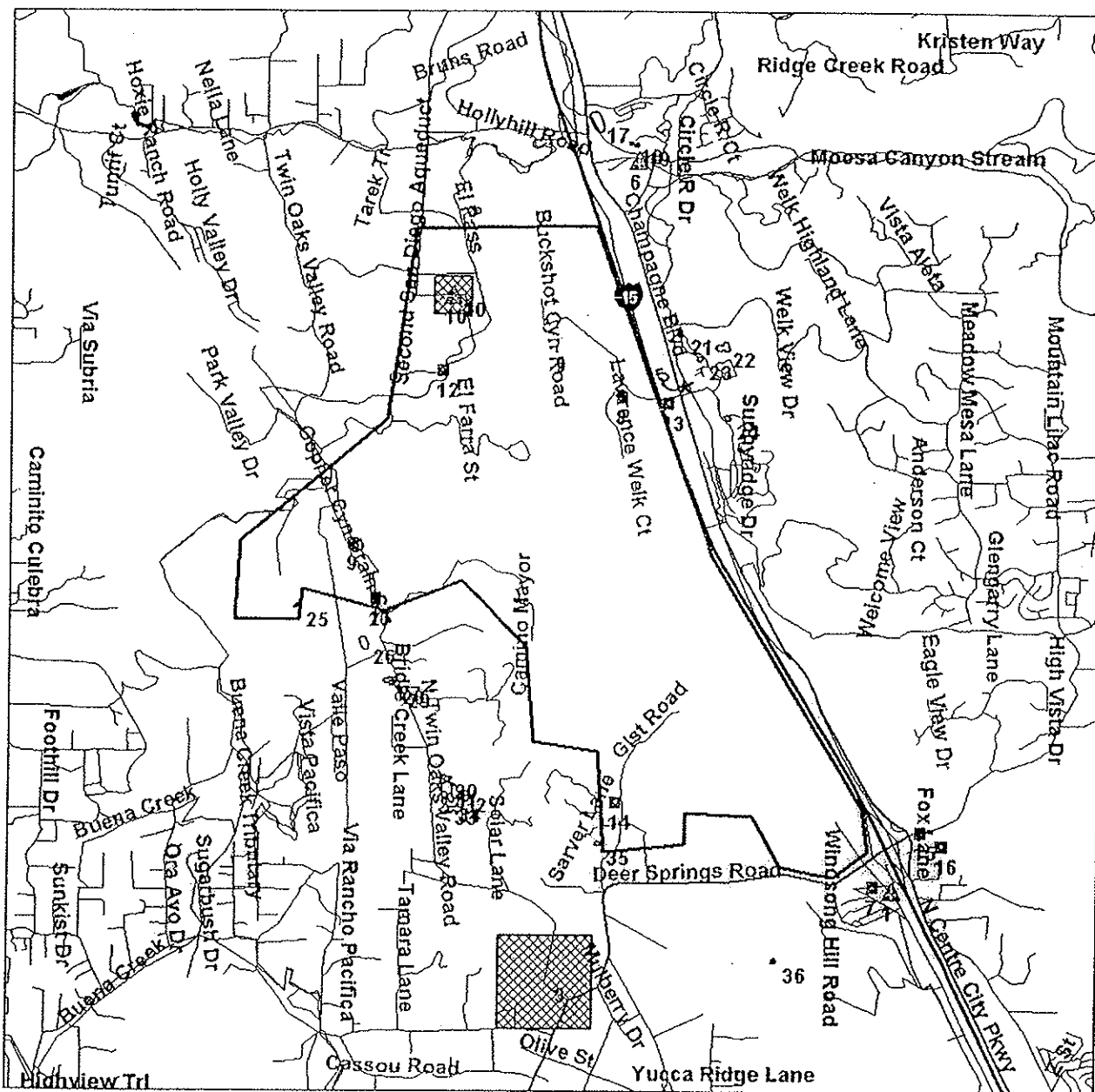
Environmental FirstSearch

1 Mile Radius from Area

ASTM: All Databases



CAMINO MAYOR, SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft Radius

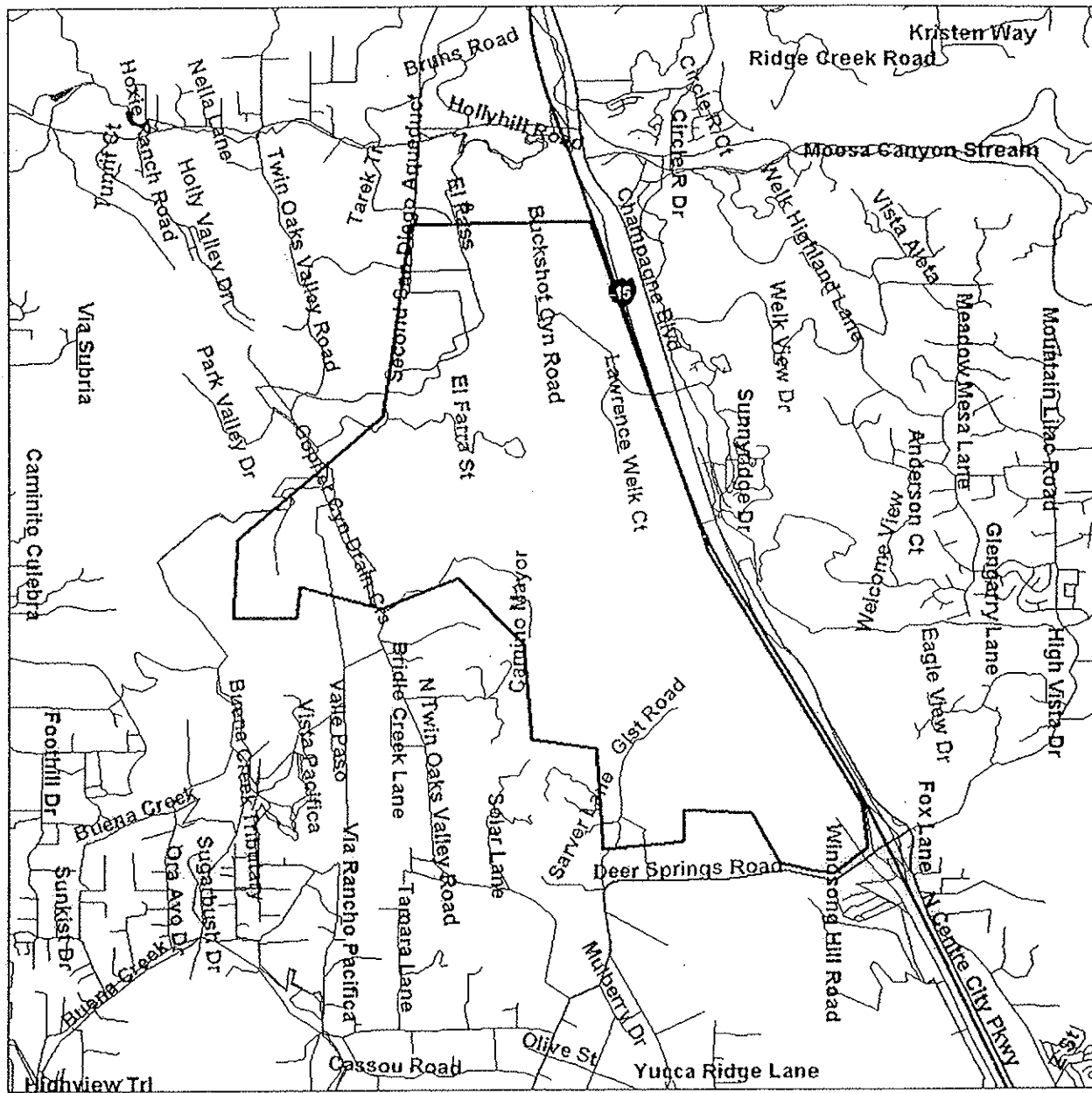


Environmental FirstSearch

1 Mile Radius from Area
ASTM: NPL, RCRACOR, STATE



CAMINO MAYOR , SAN MARCOS CA 92069



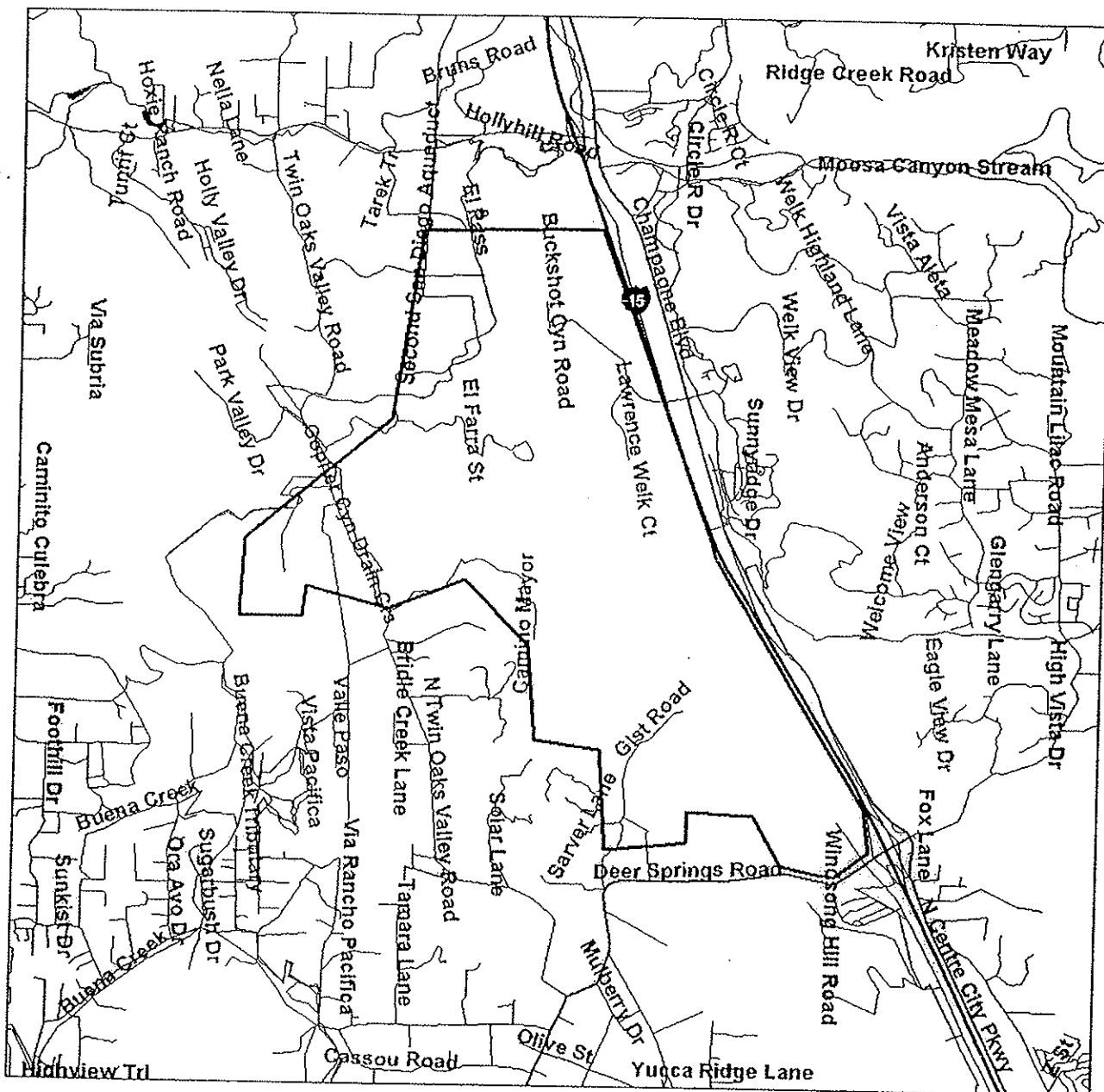
Source: 1999 U.S. Census TIGER Files

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads
- Black Rings Represent 1.4 Mile Radii, Red Ring Represents 500 ft Radius


Floodplains: 100 Year, 500 Year
Wetlands







CAMINO MAYOR , SAN MARCOS CA 92069




Source: 1999 U.S. Census TIGER Files

Area Polygon 

Identified Site, Multiple Sites, Receptor   

NPL, Solid Waste Landfill (SWL) or Hazardous Waste 

Railroads 

Black Rings Represent 1/4 Mile Radii: Red Ring Represents 500 ft. Radius

APPENDIX D

RECORDS OF COMMUNICATION



Leighton Consulting, Inc.

A LEIGHTON GROUP COMPANY

Phase I ESA Owner/Site Contact Interview Form

Interviewee Name: _____ Title: _____

Address: _____ Phone: _____

Relationship to Property: _____

Name and Address of Owner of the Property: Ogden FAMILY TRUST
Raymond N. & Laura L. Ogden, TrusteesDate of Ownership: 1984 Site Name: Merrimitt. acreage

Property Address: _____

Previous Street Names/Numbers: See parcel #1General Business Type/Present Property Use: VACANT LANDAssessor Parcel Number: 17419041
17419043 Acreage: 147 Total # of buildings: 0

Grand Total Square Footage: _____ Date Built: _____

* Past Property Uses (include dates): Investment - airstrip? Never used
Abandoned for years
we do not use for recreation - shooting
etc.Source of Potable Water Supply (municipal/groundwater wells): Municipal

Sewage Disposal (municipal/septic) (provide name of utility): _____

Means of Heating/Cooling (gas, electric, heating oil, etc.): _____

Fuel Source for Heating/Air Conditioning (provide name of utility): _____

Waste/Trash removal (provide name of company): _____

Neighboring Property Types (commercial/industrial/residential): _____

Current Uses of Adjoining Properties: North: West Rock QuarrySouth: Avocado'sEast: ? landWest: ? land

Please note if
recreational shooting
occurred and/or
presence of an air
strip.

ARE THERE NOW, OR HAVE THERE BEEN IN THE PAST, ANY OF THESE ITEMS ONSITE OR ON ADJACENT PROPERTIES:

ITEM	YES	NO	UNK.	ADJACENT PROPERTY
Hazardous Materials		X		
Hazardous Waste		X		
MSDS Sheets		X		
Underground Storage Tanks		X		
Aboveground Storage Tanks		X		
Vent Pipes, fill pipes, or access ways indicating a fill pipe to an underground storage area		X		
Odors		X		
Drums		X		
Electrical or hydraulic equipment known to contain PCBs		X		
Stained soil or surfaces		X		
Drains		X		
Sumps		X		
Clarifier		X		
Pits, ponds, or lagoons		X		
Stressed vegetation		X		
Areas for dumping solid waste (landfill)		X		
Wastewater		X		
Wells (oil or gas)		X		
Septic Systems		X		
Fill Material (if fill material is on site, please state source of fill)		X		

The property is vacant land. none of the above applies to this acreage. The water company has a water use paid bonds on.

ADDITIONAL QUESTIONS:	YES	NO	UNK	REMARKS
Has the Site been used as any of the following: gas station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? If so, state which type of facility.		X		
Are you aware of any regulatory compliance audit reports, geotechnical reports, Phase I Environmental Site Assessments, or Phase II Environmental Site Assessments, or soil sampling reports prepared for the Site?		X		
Do you know of any notices or correspondence from any government agency relating to past or current violations of environmental laws with respect to the Site or relating to environmental liens encumbering the Site?		X		
Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Site?		X		
Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?		X		
Do you know of any environmental concerns associated with the Site? If so please state in remarks column.		X		
Do you know of any environmental concerns associated with any adjacent or nearby properties? If so please state in remarks column.		X		

Current Property Owner's Time Period of Ownership: 19 years

Property Utilization During Ownership (if farmed, state if irrigated or dry farmed and if pesticides are/were used):

None - Investment - ACREAGE

Name and Address of Past Owners: LAST 15110 411

B.F. Logan 4436 CAMINO de la COSTA LATINA La 90037

Richard MAIN Charles W Hostler Trust Charles W Hostler Trust

Additional Comments:

Preparer presents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature Ronald Ogden
Laura L. Ogden, Trustee

10-17-03
 Date

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
CLARK PROPERTY, 2646 Deer Springs Place
SAN MARCOS, CALIFORNIA

Prepared For:

Stonegate Development

27071 Cabot Road, Suite 106
San Marcos, California 92122-9921

Project No. 600197-001

November 21, 2003



Leighton Consulting, Inc.

A LEIGHTON GROUP COMPANY



Leighton Consulting, Inc.

A LEIGHTON GROUP COMPANY

November 21, 2003

Project No. 600197-001

To: Stonegate Development
27071 Cabot Road, Suite 106
Orange, California 92653

Attention: Joe Perring

Subject: Phase I Environmental Site Assessment Report, Clark Property, 2646 Deer
Springs Place, San Marcos, California

Leighton Consulting, Inc. is pleased to present this Phase I Environmental Site Assessment Report for the subject site.

If you have any questions regarding this report, please do not hesitate to contact me. We appreciate the opportunity to be of service.

Respectfully submitted,

LEIGHTON CONSULTING, INC.

Thomas E. Mills, RG 4439 (Exp. 6/30/04)
Principal Geologist

Xandra R. Garanzuay
Project Manager

XRG/TEM

Distribution: (2) Addressee

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
EXECUTIVE SUMMARY.....	E-i
1.0 INTRODUCTION	1
1.1 AUTHORIZATION.....	1
1.2 PURPOSE.....	1
1.3 SCOPE OF WORK.....	1
1.4 SIGNIFICANT ASSUMPTIONS.....	1
1.5 LIMITATIONS AND EXCEPTIONS.....	2
1.6 SPECIAL TERMS AND CONDITIONS	2
1.7 USER RELIANCE.....	3
2.0 SITE DESCRIPTION.....	4
2.1 SITE LOCATION AND LEGAL DESCRIPTION	4
2.2 SITE AND VICINITY GENERAL CHARACTERISTICS	4
2.3 CURRENT USE OF THE SITE	4
2.4 DESCRIPTIONS OF STRUCTURES, ROADS AND OTHER IMPROVEMENTS ON THE SITE	4
2.5 CURRENT USES OF ADJOINING PROPERTIES	5
3.0 USER PROVIDED INFORMATION	6
3.1 TITLE RECORDS.....	6
3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS.....	6
3.3 SPECIALIZED KNOWLEDGE	6
3.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES	6
3.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION.....	6
3.6 REASON FOR PERFORMING PHASE I	6
3.7 OTHER.....	7
4.0 RECORDS REVIEW.....	8
4.1 STANDARD ENVIRONMENTAL RECORD SOURCES	8
4.1.1 <i>Site</i>	8
4.1.2 <i>Offsite</i>	8
4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES.....	10
4.3 PHYSICAL SETTING SOURCE(S).....	10
4.3.1 <i>Topography</i>	10
4.3.2 <i>Surface Water</i>	7
4.3.3 <i>Geology and Soils</i>	11
4.3.4 <i>Hydrogeology</i>	11
4.3.5 <i>Wetlands and Floodplain</i>	11
4.3.6 <i>Oil and Gas Fields</i>	12



4.4	HISTORICAL USE INFORMATION ON THE PROPERTY	12
4.4.1	<i>Aerial Photographs</i>	12
4.4.2	<i>Sanborn Maps</i>	13
4.4.3	<i>Historical Topographic Maps</i>	13
4.4.4	<i>Historical City Directories</i>	13
4.4.5	<i>Additional Resources</i>	13
4.4.6	<i>Summary of Historical Land Use</i>	13
5.0	SITE RECONNAISSANCE	14
5.1	METHODOLOGY AND LIMITING CONDITIONS	14
5.2	GENERAL SITE SETTING	14
5.3	EXTERIOR AND INTERIOR OBSERVATIONS	14
5.3.1	<i>Hazardous Substances, Drums, and Other Chemical Containers</i>	14
5.3.2	<i>Storage Tanks</i>	14
5.3.3	<i>Polychlorinated Biphenyls (PCBs)</i>	15
5.3.4	<i>Waste Disposal</i>	15
5.3.5	<i>Dumping</i>	15
5.3.6	<i>Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Cisterns, and Sumps</i>	15
5.3.7	<i>Pesticide Use</i>	15
5.3.8	<i>Staining and Discolored Soils</i>	15
5.3.9	<i>Stressed Vegetation</i>	15
5.3.10	<i>Unusual Odors</i>	16
5.3.11	<i>Onsite Wells</i>	16
5.3.12	<i>Asbestos</i>	16
5.3.13	<i>Lead-Based Paint</i>	16
5.3.14	<i>Other Observations</i>	16
6.0	INTERVIEWS	17
6.1	INTERVIEW WITH OWNER	17
6.2	INTERVIEW WITH SITE/PROPERTY MANAGER	17
6.3	INTERVIEWS WITH OCCUPANTS	17
6.4	INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS	17
6.5	INTERVIEWS WITH OTHERS	17
7.0	FINDINGS	18
7.1	ONSITE	18
7.2	OFFSITE	18
8.0	OPINION	19
8.1	ONSITE	19
8.2	OFFSITE	19
9.0	CONCLUSIONS AND RECOMMENDATIONS	20
10.0	DEVIATIONS	21
11.0	ADDITIONAL SERVICES	22
12.0	QUALIFICATIONS	23
12.1	CORPORATE	23
12.2	INDIVIDUAL	23



List of Accompanying Illustrations and Appendices

Figure 1 -Site Location Map -Rear of Text

Figure 2 -Site Plan - Rear of Text

Appendix A - References

Appendix B - Site Reconnaissance Photographs

Appendix C - FirstSearch Report

Appendix D - Records of Communication



EXECUTIVE SUMMARY

Leighton Consulting, Inc. (Leighton Consulting) performed a Phase I Environmental Site Assessment (ESA) of the 5.24-acre property located at 2646 Deer Springs Place in the City of San Marcos, San Diego County, California (Figure 1 – Site Location Map). The purpose of this ESA was to identify, to the extent feasible pursuant to the processes prescribed in ASTM E1527-00, recognized environmental conditions in connection with the subject property (Site). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. The scope of work for this Phase I ESA included: records review; site reconnaissance; interviews; and report preparation.

On October 6 and 7, 2003, Leighton Consulting personnel conducted a reconnaissance-level visit of the Site to observe and document existing site conditions and the nature of the neighboring property development within ¼ mile of the Site. The Site consists of 5.24 acres and is developed with a residence and barn. The surrounding areas are undeveloped, ranching and residential properties.

No evidence or suspicion of release(s) of petroleum products or chemicals onto the land surface, nor signs of stressed vegetation, disposals, ground settlement or other similar conditions were observed during the site inspection.

An environmental database report prepared by FirstSearch was reviewed for local, state, and federal listings for properties within the site vicinity. Regulatory database lists were reviewed for cases pertaining to leaking USTs and ASTs, hazardous waste sites, and abandoned sites within the specified radii of standards established by the ASTM. The FirstSearch report did not identify any facilities that appear to represent a potential source of migration of hazardous substances to soil or groundwater beneath the Site.

Leighton Consulting performed a Phase I ESA for the Site in conformance with the scope and limitations of ASTM Practice E1527-00. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. Leighton Consulting did not identify any recognized environmental conditions that we believe merit further investigation for the purposes of the transaction for which this assessment was prepared.

Based upon the findings of this Phase I ESA, Leighton Consulting recommends:

- Prior to demolition or renovation of the site building(s), a comprehensive asbestos survey and lead-based paint survey should be performed. If asbestos or lead-based paint is found in the building materials that will be disturbed by the demolition/renovation activities, the material should be abated by a qualified contractor under current local, state and federal regulations.



- Properly remove the aboveground propane storage tank, as identified by the property owner and septic system and associated piping according to local and state regulations.
- In general, observations should be made during any future site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, staining soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.



1.0 INTRODUCTION

1.1 Authorization

Leighton Consulting, Inc. (Leighton Consulting) performed a Phase I Environmental Site Assessment (ESA) of the property located at 2646 Deer Springs Place in the City of San Marcos, San Diego County, California (collectively referred to as the "Site" – Figure 1) in accordance with Stonegate Development's authorization. The Site is currently developed for residential use.

1.2 Purpose

Stonegate Development requested that Leighton Consulting conduct a Phase I ESA of the Site. The purpose of the ESA is to identify, to the extent feasible pursuant to the processes prescribed in ASTM E1527-00, recognized environmental conditions in connection with the property.

1.3 Scope of Work

The scope of work was performed in accordance with Leighton Consulting's proposal and included the following tasks:

- A reconnaissance-level visit of the Site for evidence of the release(s) of hazardous materials and petroleum products and to assess the potential for onsite releases of hazardous materials and petroleum products;
- Records review;
- Interviews; and
- Preparation of a report presenting our findings.

1.4 Significant Assumptions

Leighton Consulting assumes that the purpose of this ESA is to provide appropriate inquiry into the previous ownership and use of the Site so that the Client may qualify for the "innocent landowner defense" under CERCLA (42 USC subparagraphs 9601(35) and 9607(b)(3)). Leighton Consulting also assumes that the information provided by the Client, regulatory database provider, and regulatory agencies is true and reliable.



1.5 Limitations and Exceptions

Site-specific activities performed by Leighton Consulting and information collected regarding these activities are summarized in the following sections. The findings of this ESA are presented in Section 7.0. Opinions and conclusions drawn by Leighton Consulting, based on the information collected as part of the ESA, are presented in Sections 8.0 and 9.0, respectively.

Due to lack of available historical resources, historical records have not been reviewed prior to 1928. References are included in Appendix A.

This ESA was conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

The observations and conclusions presented in this report are professional opinions based on the scope of activities, work schedule, and information obtained through the ESA described herein. Opinions presented herein apply to site conditions existing at the time of our study and cannot necessarily be taken to apply to site conditions or change that we are not aware of or have not had the opportunity to evaluate. It must be recognized that conclusions drawn from these data are limited to the amount, type, distribution, and integrity of the information collected at the time of the investigation, the methods utilized to collect and evaluate the data, and that a full and complete determination of environmental risks cannot be made. Although Leighton Consulting has taken steps to obtain true copies of available information, we make no representation or warranty with respect to the accuracy or completeness of this information.

1.6 Special Terms and Conditions

The scope of work for this Phase I ESA did not include testing of electrical equipment for the presence of polychlorinated biphenyls (PCBs) or collection of other environmental samples such as air, water, building materials, or paint; assessment of natural hazards such as naturally occurring asbestos, radon gas or methane gas; assessment of the potential presence of radionuclides; or assessment of nonchemical hazards such as the potential for damage from earthquakes or floods, or the presence of endangered species or wildlife habitats. This ESA also did not include an extensive assessment of the environmental compliance status of the Site or of the businesses operating at the Site, or a health-based risk assessment.



1.7 User Reliance

This report is for the exclusive use of Stonegate Development. Use of this report by any other party shall be at such party's sole risk.



2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The Site is located north of Deer Springs Road and west of Deer Springs Place in the City of San Marcos, San Diego County, California (Figure 1). One address was found to be associated with the Site: 2646 Deer Springs Place. The County of San Diego Assessor's Office designates the Site as Assessor Parcel Number (APN): 182-040-69.

2.2 Site and Vicinity General Characteristics

The Site is developed with for residential use (Photos 1 through 5 in Appendix B). The surrounding areas are undeveloped, ranching and residential properties.

2.3 Current Use of the Site

The Site is developed with a residence and barn (Photos 1 through 5 and Figure 2).

2.4 Descriptions of Structures, Roads and Other Improvements on the Site

The Site consists of 5.24 acres. It is developed with a residence, corral and barn (Figure 2). A paved road marks the southeastern site boundary. The FirstSearch environmental database report identifies this road as Deer Springs Lane.

The following utilities provide service to the Site:

Heating	:	Pacific Propane
Water	:	Vallecitos Water District (VWD)
Electric	:	San Diego Gas & Electric
Sanitary Wastewater	:	VWD
Solid Waste Disposal	:	EDCO



2.5 Current Uses of Adjoining Properties

The Site is currently bordered by ranching and residential properties to the east; undeveloped property to the north; undeveloped property to the south; and residential property to the west.



3.0 USER PROVIDED INFORMATION

The user of this Phase I ESA is identified as Stonegate Development (Stonegate).

3.1 Title Records

Leighton Consulting was not provided a preliminary title report.

3.2 Environmental Liens or Activity and Use Limitations

Evidence of environment liens or activity or land use limitations was not disclosed to Leighton Consulting.

3.3 Specialized Knowledge

Specialized knowledge about the Site was not disclosed to Leighton Consulting.

3.4 Valuation Reduction for Environmental Issues

Evidence of valuation reduction for environmental issues was not disclosed to Leighton Consulting.

3.5 Owner, Property Manager, and Occupant Information

The property owners are Anthony J. Clark and Cherry Stockton.

3.6 Reason for Performing Phase I

Leighton Consulting assumes that the purpose of this ESA is to provide appropriate inquiry into the previous ownership and use of the Site so that the Client may qualify for the "innocent landowner defense" under CERCLA (42 USC subparagraphs 9601(35) and 9607(b)(3)).



3.7 Other

Stonegate provided Leighton Consulting a Phase I ESA for an adjacent site prepared by CTL Environmental Services (CTL Environmental), dated April 18, 2000. Leighton Consulting reviewed the report for pertinent information.



4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

A search of selected government databases was conducted by Leighton Consulting using the Environmental FirstSearch (FirstSearch) environmental database report system. Details of the database search along with descriptions of each database researched are provided in the FirstSearch report (Appendix C).

4.1.1 Site

The Site was not identified on the FirstSearch report.

4.1.2 Offsite

Federal NPL List: The Environmental Protection Agency's (EPA) National Priorities List (NPL) of uncontrolled or abandoned hazardous waste sites was reviewed for sites within a mile radius of the Site. To appear on the NPL, sites must have met or surpassed a predetermined hazard ranking system score, been chosen as a State's top priority site, pose a significant health or environmental threat, or be a site where the EPA has determined that remedial action is more cost effective than removal action. The database search did not identify any NPL sites within a mile of the Site.

Federal CERCLIS List: The EPA's Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) listings were reviewed to determine if sites within 0.5 miles of the Site are listed for investigation. The CERCLIS database identifies hazardous waste sites that require investigation and possible remedial action to mitigate potential negative impacts on human health or the environment. The database search did not identify any State equivalent CERCLIS facilities within 0.50 miles of the Site.

Federal RCRA List: The current Resource Conservation Recovery Act (RCRA) Notifiers List was reviewed to determine if RCRA treatment, storage, or disposal sites (TSDs) are located within 0.50 miles of the Site. The database search did not identify any RCRA TSD facilities within 0.50 miles of the Site.



The RCRA Corrective Action Sites List is maintained for sites, which are undergoing "a corrective action." A corrective action order is issued when there has been a release of hazardous waste constituents into the environment from a RCRA facility. The database search did not identify any RCRA Corrective Action facilities within a mile of the Site.

The RCRA regulated hazardous waste generator notifiers list was reviewed to determine if RCRA generator facilities are located on or adjoining the Site. The database search did not identify any generators located adjacent to the Site.

Emergency Response Notification System (ERNS): The EPA's database of emergency response actions was reviewed. The database search did not identify any ERNS listings located adjacent to the Site.

Department of Toxic Substances Control (CALSITES) Sites: The Department of Toxic Substances Control (DTSC) CALSITES database contains potential or confirmed hazardous substance release properties. The database search did not identify any CALSITES facilities within a mile radius of the Site.

Solid Waste Landfill Facilities: This database, provided by the Department of Consumer and Regulatory Affairs, consists of both open, as well as closed and inactive solid waste disposal facilities and transfer stations (SWL). The database search did not identify any SWL sites within 0.50 miles of the Site.

Underground Storage Tank (UST) Sites: The California State Water Resources Control Board (SWRCB) Underground Storage Tank inventory list was reviewed to determine if any USTs are located adjacent to the Site. The database search did not identify any UST facilities adjacent to the Site.

Leaking Underground Storage Tank (LUST) Sites: The EPA maintains lists of information pertaining to reported leaking underground storage tanks (LUSTs) in the state. The database search did not identify any LUST facilities within 0.5 miles of the Site.

Unmapped Listings: Several unmapped listings were reported. Based on the information provided in the database report, and their location to the subject property, it appears that these unmapped sites are not likely to have the potential to adversely impact the subject property.



4.2 Additional Environmental Record Sources

On October 15, 2003, a file review request was forwarded to San Diego County Department of Environmental Health (DEH) via facsimile. In a response dated October 16, 2003, the DEH stated that no records were found for the Site. A copy of the letter is included in Appendix D.

On October 15, 2003, a file review request was forwarded to the California Regional Water Quality Control Board (RWQCB), San Diego Region, via facsimile. On October 14, 2003, the RWQCB indicated via telephone that no records were found for the Site. A copy of the letter is included in Appendix D.

On October 15, 2003, a file review request was forwarded to the Air Pollution Control District (APCD) via facsimile. In a facsimile dated October 17, 2003, the APCD indicated that no records were found for the Site. A copy of the letter is included in Appendix D.

In 1990, the State of California (1990) conducted a radon survey in the state. The results of the survey indicate that for the 182 samples obtained from residential homes in Region 9, which includes San Diego County, the arithmetic mean radon levels were 0.6 picoCuries per liter of air (pCi/l).] This average total is below the U. S. EPA radon action level of 4 pCi/l of air. Therefore, the potential for elevated radon levels at the Site appears to be low.

4.3 Physical Setting Source(s)

Leighton Consulting reviewed pertinent maps and readily available literature for information on the physiography and hydrogeology of the Site. A summary of this information is presented in the following subsections.

4.3.1 Topography

The Site is located in Township 11 South, Range 3 West, Section 25, located east of the City of Escondido and northwest of the City of San Marcos, San Diego County, California. Topographic map coverage of the site vicinity is provided by the United States Geological Survey (USGS) "San Marcos, California" Quadrangle (1968, photorevised 1983) and the "Oceanside 30 x 60 Minute" Quadrangle (1982). No structures are depicted on the Site or surrounding properties. Evidence of oil wells or water wells was not noted onsite. The Site elevation is approximately 250 meters above mean sea level.



4.3.2 Surface Water

As shown on the USGS "San Marcos, California" Quadrangle, an unidentified creek runs north to south approximately 1 mile west of the Site, adjacent to Twin Oaks Valley Road. An unidentified creek runs east to west approximately 0.5 miles north of the Site and trends to the south at Sarver Lane. The Second San Diego Aqueduct is located approximately 2.5 miles northwest of the Site. An unidentified creek is located approximately 1.5 miles east of the Site and parallels Highway 15 (1968, photorevised 1983).

4.3.3 Geology and Soils

The local geology consists of the Cienega Series, "which occurs on 5 to 75 percent slopes and consists of rolling to mountainous uplands." The soils are "brown, medium acid, coarse sandy loam about 10 inches thick and are excessively drained" (CTL Environmental, 2000).

4.3.4 Hydrogeology

The Site is located in the Carlsbad Hydrologic Unit, San Marcos Hydrologic Area, Twin Oaks Hydrologic Sub-area. Groundwater has municipal, agricultural and industrial beneficial use (California RWQCB, 1994). The groundwater flow direction beneath the Site is assumed to be to the west/southwest following topography. CTL Environmental reported that "groundwater occurs as shallow unconfined and/or confined aquifers at depths ranging from 10 to 150 feet below ground surface" in the vicinity of the Site (CTL Environmental, 2000).

4.3.5 Wetlands and Floodplain

The Site inspection did not reveal existing wetlands or any conditions, such as reeds on standing water, that would indicate the presence of a wetland on the Site. In addition, Leighton Consulting's review of the USGS topographic maps revealed no evidence of wetlands on the Site. The FirstSearch report did not identify wetlands.

According to the FirstSearch report, the Site is located outside the 500-year flood zone.



4.3.6 Oil and Gas Fields

Leighton Consulting reviewed the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, Regional Wildcat Map, Number W1-7, dated April 7, 1990. No evidence of onsite oil wells or oilfield-related facilities was observed on the Site.

4.4 Historical Use Information on the Property

Leighton Consulting conducted personal interviews and reviewed selected aerial photographs and topographic maps. These references were reviewed for evidence of activities which would suggest the potential presence of hazardous substances at the Site and to evaluate the potential for the Site to be impacted by offsite sources of contamination. The following paragraphs are a chronological summary of the review.

4.4.1 Aerial Photographs

Historical aerial photographs were reviewed for information regarding past Site uses. Aerial photographs were reviewed for the following years: 1928, 1953, 1973, 1978 and 1989. Reference photographs are provided in Appendix E.

In the 1928 aerial photograph, the Site and surrounding properties to the south, east and west appear to be cleared of vegetation. Surrounding property to the north is undeveloped.

In the 1953 aerial photograph, the Site and surrounding properties are undeveloped.

In the 1973 aerial photograph, a structure and unpaved road are observed at the Site. Land use changes are not observed at the Site and surrounding property to the north, east and southeast. Two structures are observed on adjacent property to the west. An unpaved road is observed to the southwest.

In the 1978 aerial photograph, the area east of the onsite structure appears to be cleared of vegetation. Land use changes are not observed at the Site and surrounding property to the north and west. A structure, the present-day greenhouse, is observed south of the Site. To the east, surrounding property appears to be cleared of vegetation and an unpaved road is noted.



In the 1989 aerial photograph, the area south of the structure, the location of the present-day corral, appears to be cleared. The easement area of the Site that appeared to have been cleared in the 1978 photograph has regrown. Land use changes are not observed at surrounding properties to the west, north and south.

4.4.2 Sanborn Maps

Sanborn Map coverage does not exist for the Site.

4.4.3 Historical Topographic Maps

A historical topographic map was reviewed for information regarding past Site uses. Topographic map coverage of the site vicinity is provided by the "San Marcos, California" Quadrangle (1968, photorevised 1983). No structures are depicted at the Site and surrounding properties.

4.4.4 Historical City Directories

Historical City Directories were not reviewed for the Site.

4.4.5 Additional Resources

A jurisdictional wetlands map, provided by Fuscoe Engineering (Fuscoe), was reviewed for the presence of wetlands (Fuscoe, 2003). Wetlands were not noted at the Site.

4.4.6 Summary of Historical Land Use

Based on historical records, land usage is summarized as follows:

Time Period	Land Usage	Reference
Prior to 1928	Unknown	None available
Approximately 1928 to approximately 1973	Undeveloped	Aerial Photographs
Approximately 1973 to Present	Residential	Aerial Photographs, Site Questionnaire, Site Visit



5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

On October 6 and 7, 2003, a representative of Leighton Consulting conducted a reconnaissance-level assessment of the Site. The site reconnaissance consisted of the observation and documentation of existing site conditions and nature of the neighboring property development within ¼ mile of the Site. Photographs of the Site are presented in Appendix B and their view directions are noted on Figure 2. Items noted during the site reconnaissance are also noted on Figure 2.

5.2 General Site Setting

The Site is developed with a residence and barn. Leighton Consulting was not provided access to all areas of the Site.

5.3 Exterior and Interior Observations

5.3.1 Hazardous Substances, Drums, and Other Chemical Containers

Leighton Consulting did not observe storage of hazardous or regulated substance containers at the Site.

5.3.2 Storage Tanks

No evidence of aboveground storage tanks (AST) or underground storage tanks (USTs) (such as vent lines, fill or overfill ports) was observed at the Site.

The property owner noted in the site questionnaire that heating is provided by propane. It is Leighton Consulting's experience that ASTs are associated with residential heating using propane. However, no AST was observed during the site reconnaissance.



5.3.3 Polychlorinated Biphenyls (PCBs)

No visual evidence of PCBs was observed onsite.

5.3.4 Waste Disposal

Trash generated at the Site is removed by the offsite contractor EDCO.

5.3.5 Dumping

No evidence of waste dumping was observed onsite.

5.3.6 Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Cisterns, and Sumps

No evidence of pits, ponds, lagoons, septic systems, wastewater, drains, cisterns, and sumps was observed at the Site. In the questionnaire, the owners stated that a septic system exists at the Site.

5.3.7 Pesticide Use

No pesticides were observed onsite.

5.3.8 Staining and Discolored Soils

No evidence of staining and discolored soils was observed at the Site.

5.3.9 Stressed Vegetation

No stressed vegetation was observed onsite.



5.3.10 Unusual Odors

No unusual odors were detected onsite.

5.3.11 Onsite Wells

No oil or gas production wells were observed or reported at or adjacent to the Site.

5.3.12 Asbestos

An asbestos survey was not performed as part of this investigation. Due to the age of the structures, it is possible that asbestos-containing building materials are present in these structures. An asbestos survey should be completed prior to any demolition or remodeling activities.

5.3.13 Lead-Based Paint

A lead-based paint survey was not performed as part of this investigation. Due to the age of the structures, it is possible that lead-based paint is present in these structures. A lead-based paint survey should be completed prior to any demolition or remodeling activities.

5.3.14 Other Observations

Leighton Consulting did not make any other observations.



6.0 INTERVIEWS

Leighton Consulting conducted interviews with persons having knowledge of current or past Site usage. Interviews were conducted either orally or in the form of a written questionnaire.

Leighton Consulting emailed its Standard Phase I ESA Owner/Site Contact Interview Form to Fred James, representative for the property owners on October 12, 2003. Mr. James forwarded the form to the Anthony J. Clark for completion.

6.1 Interview With Owner

Leighton Consulting received the questionnaire on October 14, 2003. Mr. Clark stated that the Site consists of one structure and one barn, built circa 1975. He stated that the Site has been used to stable horses and as a residence. He noted that some fruit trees are also present at the Site. Mr. Clark has owned the Site since June 2001. He was not aware of any environmental issues related to the Site. A copy of the questionnaire is included in Appendix D.

6.2 Interview With Site/Property Manager

Leighton Consulting did not interview a property manager.

6.3 Interviews With Occupants

Leighton Consulting did not observe any occupants.

6.4 Interviews With Local Government Officials

Leighton Consulting did not interview local government officials.

6.5 Interviews With Others

Leighton Consulting did not conduct any other interviews for the Site.



7.0 FINDINGS

Leighton Consulting performed a Phase I ESA of the property at 2646 Deer Springs Place northeast of the City of San Marcos and northwest of the City of San Marcos, San Diego County, California. The Site is developed for residential use. The surrounding areas are undeveloped, ranching and residential properties.

7.1 Onsite

Historically, the Site was undeveloped until 1975 when the residence was constructed.

The Site currently is developed with a residence and barn. The property owner stated that a septic system is present at the Site. He reported that the Site uses propane for heating although he did not state that an AST exists at the Site. It is Leighton Consulting's experience that rural areas using propane heating indicates the presence of a propane AST.

7.2 Offsite

Historically, the adjacent properties to the north, west, east and south were undeveloped except for a greenhouse, which is present south of the Site since 1978.

The Site is currently bordered by ranching and residential properties to the east; undeveloped property to the north; undeveloped property to the south; and residential property to the west.



8.0 OPINION

8.1 Onsite

No evidence or suspicion of release(s) of petroleum products or chemicals onto the land surface, nor signs of stressed vegetation, disposals, ground settlement or other similar conditions were observed during the site inspection. Leighton Consulting identified no recognized environmental conditions that we believe merit further investigation for the purposes of the transaction for which this assessment was prepared.

8.2 Offsite

An environmental database report prepared by FirstSearch was reviewed for local, state, and federal listings for properties within the site vicinity. Regulatory database lists were reviewed for cases pertaining to leaking USTs and ASTs, hazardous waste sites, and abandoned sites within the specified radii of standards established by the ASTM. The FirstSearch report did not identify any facilities that appear to represent a potential source of migration of hazardous substances to soil or groundwater beneath the Site.



9.0 CONCLUSIONS AND RECOMMENDATIONS

Leighton Consulting performed a Phase I ESA for the Site in conformance with the scope and limitations of ASTM Practice E1527-00. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

Based upon the findings of this Phase I ESA, Leighton Consulting recommends:

- Prior to demolition or renovation of the site building(s), a comprehensive asbestos survey and lead-based paint survey should be performed. If asbestos or lead-based paint is found in the building materials that will be disturbed by the demolition/renovation activities, the material should be abated by a qualified contractor under current local, state and federal regulations.
- Properly remove the aboveground propane storage tank, as identified by the property owner and septic system and associated piping according to local and state regulations.
- In general, observations should be made during any future site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, staining soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.



10.0 DEVIATIONS

Leighton Consulting did not deviate from or alter the scope of work, as defined in Section 1.3 of this report, in any way.



11.0 ADDITIONAL SERVICES

Leighton Consulting did not perform any work outside the scope of work as defined in Section 1.3 of this report.



12.0 QUALIFICATIONS

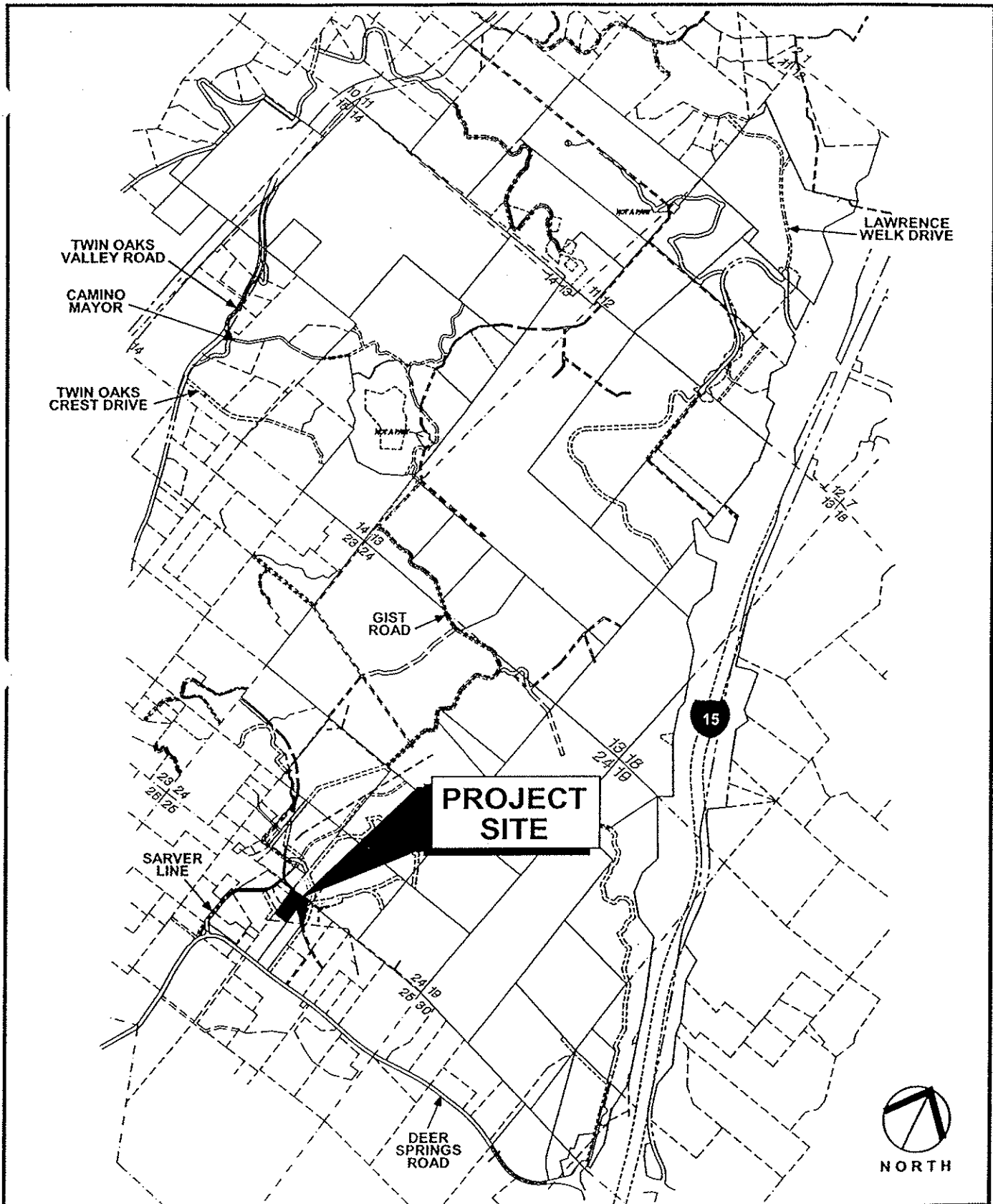
12.1 Corporate

Leighton Group, Inc. is the parent firm for three firms, of which Leighton Consulting, Inc. is one. The other two firms are Leighton and Associates, Inc. and Teratest Labs, Inc. Leighton Consulting provides professional services in environmental engineering that involves the application of science and engineering to environmental compliance, contamination assessment and cleanup, and the management of hazardous, solid and industrial waste. Phase I Environmental Site Assessments are a part of this practice area and have been conducted by Leighton Consulting.

12.2 Individual

The qualifications of the Project Manager and the other Leighton Consulting environmental professionals involved in this Phase I ESA meet the Leighton Consulting corporate requirements for performing Phase I ESAs. In addition, Thomas E. Mills is a Registered Geologist and Registered Environmental Assessor II.





SITE LOCATION MAP

Stonegate Development
Merriam / Clark Property
Escondido, California

Project No.	600197-001
Scale	Not to scale
Engr./Geol.	TEM/XRG
Drafted By	KAM
Date	November 2003

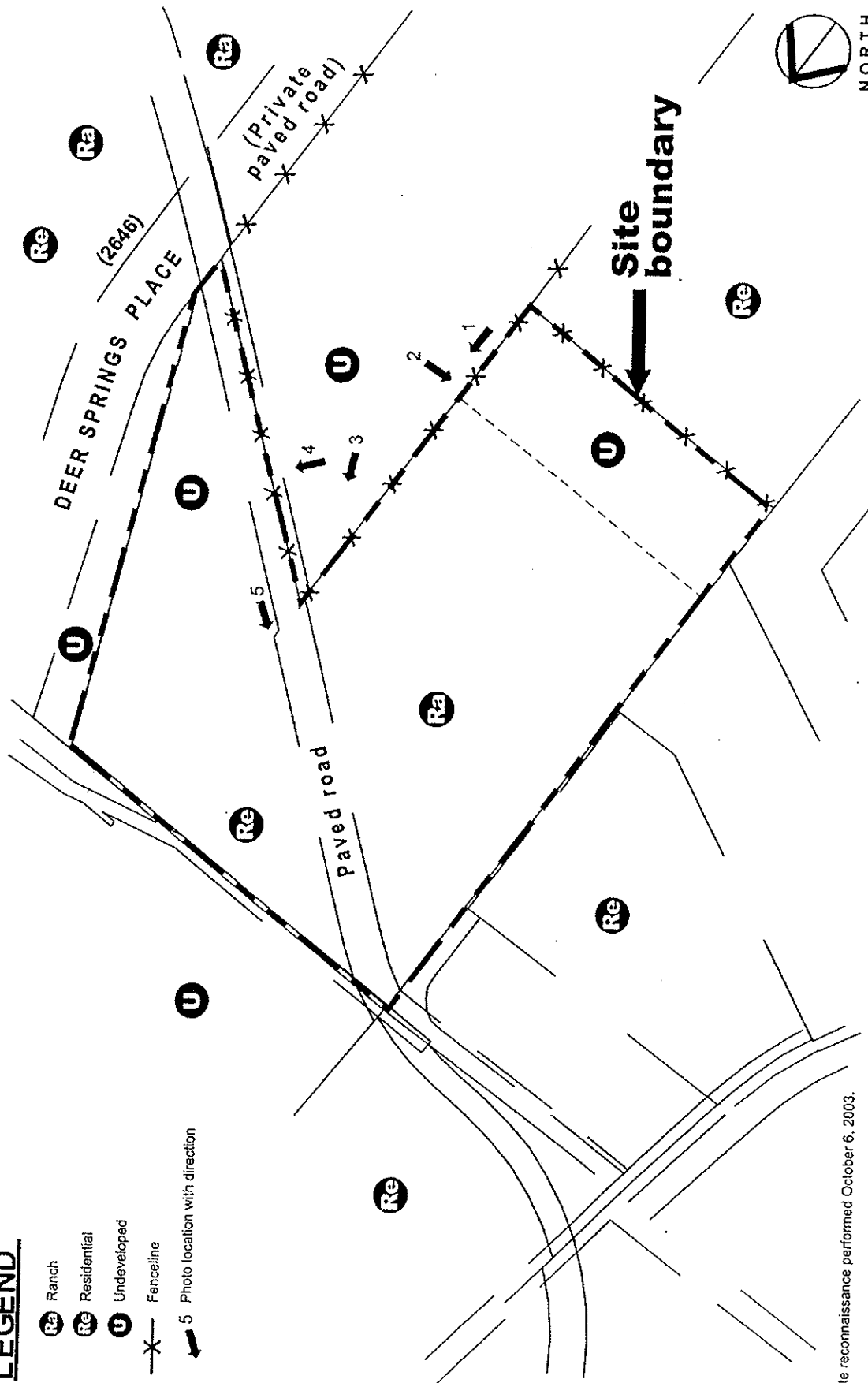
Leighton Consulting, Inc. A LEIGHTON GROUP COMPANY



Figure No. 1

LEGEND

- Ra** Ranch
- Re** Residential
- U** Undeveloped
- Fenceline
- ➔ 5 Photo location with direction



Site reconnaissance performed October 6, 2003.

SITE PLAN

Stonegate Development
Merriam / Clark Property
Escondido, California

Project No.	600197-001
Scale	Not to scale
Engr./Geol.	TEM/XRG
Drafted By	KAM
Date	November 2003

Leighton Consulting, Inc.
A LEIGHTON GROUP COMPANY



Figure No. 2

APPENDIX A

REFERENCES

APPENDIX A

REFERENCES

ASTM, 2000, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-00, dated May 10, 2000.

California Regional Water Quality Control Board (RWQCB), 1994, Water Quality Control Plan for the Santa Diego Basin (9), September 8, 1994.

CTL Environmental Services, 2000, Phase I Environmental Site Assessment, Stonegate Property, Escondido, California, dated April 2000.

Year	Photo Identification Number	Source
1928	24-B,C & 25-B,C	County of San Diego
1953	4M-29, 3M-165, 4M-31	County of San Diego
1973	27-56,57	County of San Diego
1978	22-A-21,22	County of San Diego
1989	1-100	County of San Diego

Fusco Engineering, 2003, Jurisdictional Water Map.

Regional Wildcat Map Showing Wells not on Division of Oil and Gas Field Maps, 1990, California Department of Conservation, Division of Oil, Gas and Geothermal Resources, Number W1-7, dated April 7, 1990.

Track Info Services, LLC, 2003, Environmental First Search Report dated October 3, 2003.

United States Geological Survey Topographic Map, "San Marcos, California" Quadrangle (1968, photorevised 1983).

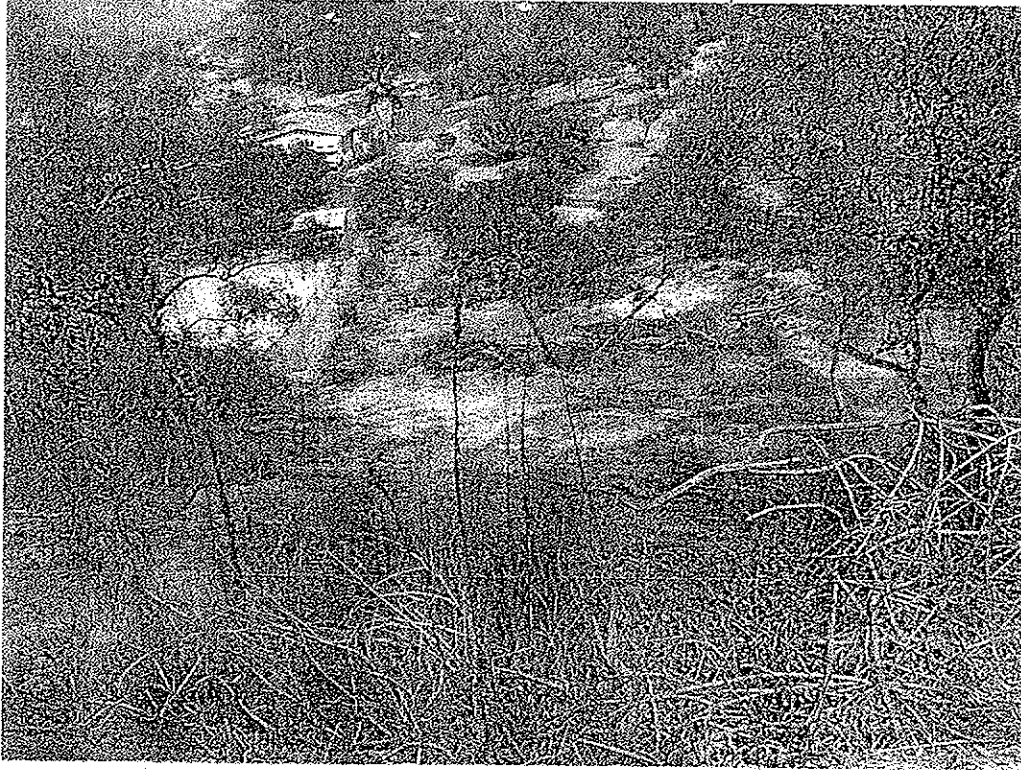
United States Geological Survey Topographic Map, "Oceanside 30 x 60 Minute" Quadrangle (1982).

APPENDIX B

SITE RECONNAISSANCE PHOTOGRAPHS

PHOTO NO. 1:

View of the eastern area of the Site, shown on the left-hand side, from the adjacent Kim property. The corral, barn and residence are shown on the left-hand side of the photo. View to north.

**PHOTO NO. 2:**

The southern undeveloped area of the Site is shown through the fence from the adjacent property. View to west.

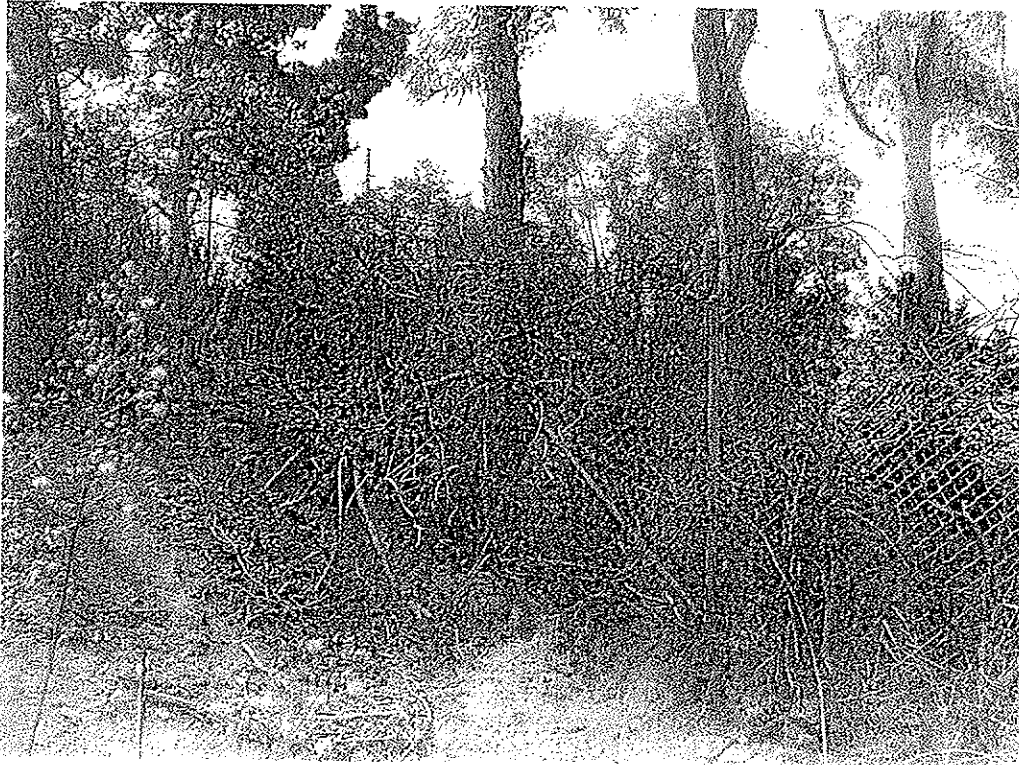


PHOTO NO. 3:

View of the Site from the Kim property showing the entrance road leading to the residence. View to the northwest.

**PHOTO NO. 4:**

The southeastern site boundary is the paved road. The undeveloped northeastern area of the Site is shown in the background. View to north.

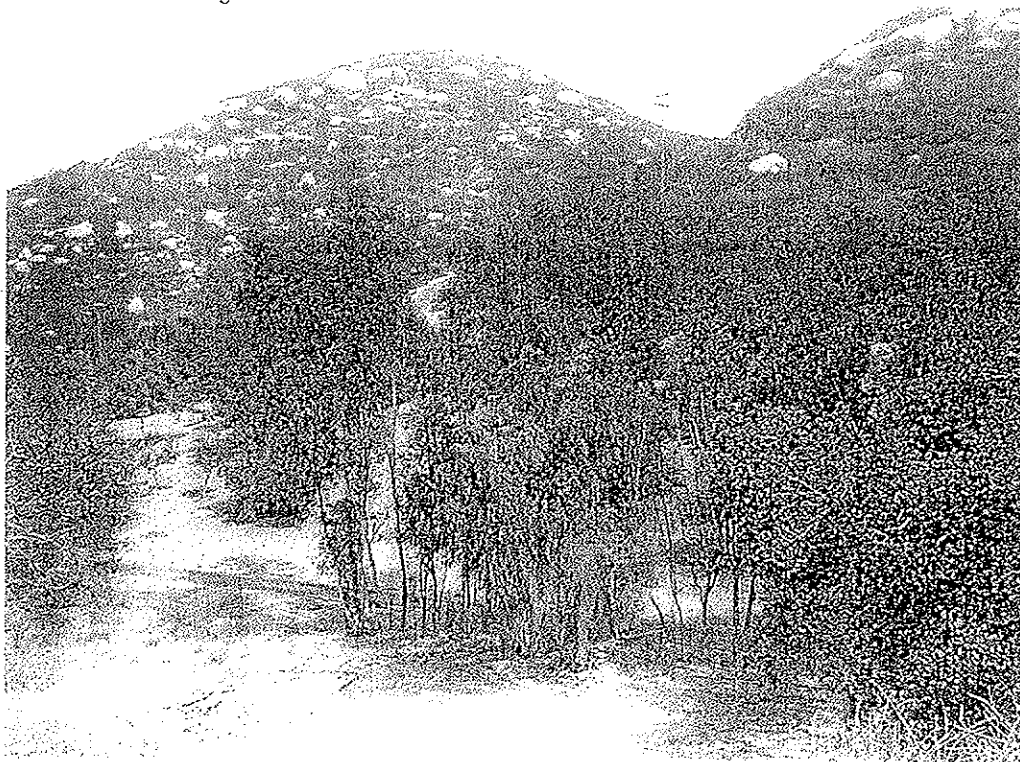


PHOTO NO. 5:

View of the northwestern area of the Site showing the residence. View to northwest.



APPENDIX C

FIRSTEARCH REPORT

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

TARGET PROPERTY:

628 DEER SPRINGS ROAD

SAN MARCOS CA 92069

Job Number: 600197001

PREPARED FOR:

Leighton Consulting, Inc.

3934 Murphy Canyon Road, B204

San Diego, CA 92123

10-10-03



Tel: (323) 664-9981

Fax: (323) 664-9982

Environmental FirstSearch is a registered trademark of FirstSearch Technology Corporation. All rights reserved.

Environmental FirstSearch Search Summary Report

Target Site: 628 DEER SPRINGS ROAD
SAN MARCOS CA 92069

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	07-09-03	1.00	0	0	0	0	0	0	0
CERCLIS	Y	06-09-03	0.50	0	0	0	0	-	0	0
NFRAP	Y	06-09-03	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	07-08-03	0.50	0	0	0	0	-	0	0
RCRA COR	Y	07-08-03	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	07-08-03	0.25	0	0	0	-	-	2	2
RCRA NLR	Y	07-08-03	0.12	0	0	-	-	-	0	0
ERNS	Y	12-31-02	0.12	0	0	-	-	-	0	0
State Sites	Y	04-30-03	1.00	0	0	0	0	0	0	0
Spills-1990	Y	07-01-03	0.12	0	0	-	-	-	0	0
SWL	Y	08-14-03	0.50	0	0	0	0	-	0	0
Permits	Y	06-03-03	0.12	0	0	-	-	-	0	0
Other	Y	04-30-03	0.12	0	0	-	-	-	0	0
REG UST/AST	Y	10-02-03	0.25	0	0	0	-	-	0	0
Leaking UST	Y	12-11-02	0.50	0	0	0	0	-	0	0
Wetlands	Y	11-20-00	0.50	0	0	1	0	-	0	1
Floodplains	Y	NA	0.50	0	0	0	0	-	0	0
- TOTALS -				0	0	1	0	0	2	3

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

*Environmental FirstSearch
Site Information Report*

Request Date: 10-10-03
Requestor Name: Xandra Garanzuay
Standard: ASTM

Search Type: COORD
Job Number: 600197001
Filtered Report

TARGET ADDRESS: 628 DEER SPRINGS ROAD
SAN MARCOS CA 92069

Demographics

Sites: 3	Non-Geocoded: 2	Population: NA
Radon: 0.2 - 1.3 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-117.148762	-117:8:56	Easting:	486134.009
Latitude:	33.197517	33:11:51	Northing:	3673002.093
			Zone:	11

Comment

Comment: KIM/CLARK PROPERTY

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)	Services:																																		
<table border="1" style="width: 100%;"><thead><tr><th>ZIP Code</th><th>City Name</th><th>ST</th><th>Dist/Dir</th><th>Sel</th></tr></thead><tbody><tr><td colspan="5" style="height: 150px;"></td></tr></tbody></table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1" style="width: 100%;"><thead><tr><th></th><th>Requested?</th><th>Date</th></tr></thead><tbody><tr><td>Sanborns</td><td>No</td><td></td></tr><tr><td>Aerial Photographs</td><td>No</td><td></td></tr><tr><td>Topographical Maps</td><td>No</td><td></td></tr><tr><td>City Directories</td><td>No</td><td></td></tr><tr><td>Title Search</td><td>No</td><td></td></tr><tr><td>Municipal Reports</td><td>No</td><td></td></tr><tr><td>Online Topos</td><td>No</td><td></td></tr></tbody></table>		Requested?	Date	Sanborns	No		Aerial Photographs	No		Topographical Maps	No		City Directories	No		Title Search	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	Sel																															
	Requested?	Date																																	
Sanborns	No																																		
Aerial Photographs	No																																		
Topographical Maps	No																																		
City Directories	No																																		
Title Search	No																																		
Municipal Reports	No																																		
Online Topos	No																																		

*Environmental FirstSearch
Sites Summary Report*

TARGET SITE: 628 DEER SPRINGS ROAD
SAN MARCOS CA 92069

JOB: 600197001
KIM/CLARK PROPERTY

TOTAL: 3 **GEOCODED:** 1 **NON GEOCODED:** 2 **SELECTED:** 3

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-78/PUBFH		0.20 SW	1

Environmental FirstSearch
Sites Summary Report

TARGET SITE: 628 DEER SPRINGS ROAD
SAN MARCOS CA 92069

JOB: 600197001
KIM/CLARK PROPERTY

TOTAL: 3 **GEOCODED:** 1 **NON GEOCODED:** 2 **SELECTED:** 3

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
3	RCRAGN	AMER TELE & TELE CO SAN MARCOS CAT080034168/SGN	3.5 MI NE OF SAN MARCOS CA 92069	NON GC	
2	RCRAGN	AMER TELE & TELE CO SAN MARCOS CAD980585426/SGN	5 MI NW OF ESCONDIDO CA 92069	NON GC	

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 628 DEER SPRINGS ROAD
SAN MARCOS CA 92069

JOB: 600197001
KIM/CLARK PROPERTY

WETLANDS			
SEARCH ID: 1	DIST/DIR: 0.20 SW	MAP ID: 1	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1: 1S-SANMAR_POL-78	
		ID2:	
CONTACT:		STATUS: PUBFH	
		PHONE:	
AREA: 1331.47			
PERIMETER: 136.118			
WETC: 41			
WETC_ID: 78			
ATTRIBUTE: PUBFh			

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 628 DEER SPRINGS ROAD
SAN MARCOS CA 92069

JOB: 600197001
KIM/CLARK PROPERTY

RCRA GENERATOR SITE

SEARCH ID: 3

DIST/DIR: NON GC

MAP ID:

NAME: AMER TELE & TELE CO SAN MARCOS
ADDRESS: 3.5 MI NE OF
SAN MARCOS CA 92069
SAN DIEGO
CONTACT: ENVIRONMENTAL MANAGER

REV: 7/8/03
ID1: CAT080034168
ID2:
STATUS: SGN
PHONE: 4154422970

SITE INFORMATION

UNIVERSE TYPE:

SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 628 DEER SPRINGS ROAD
SAN MARCOS CA 92069

JOB: 600197001
KIM/CLARK PROPERTY

RCRA GENERATOR SITE

SEARCH ID: 2

DIST/DIR: NON GC

MAP ID:

NAME: AMER TELE & TELE CO SAN MARCOS
ADDRESS: 5 MI NW OF
ESCONDIDO CA 92029
SAN DIEGO
CONTACT: ENVIRONMENTAL MANAGER

REV: 7/8/03
ID1: CAD980585426
ID2:
STATUS: SGN
PHONE: 4154422137

SITE INFORMATION

UNIVERSE TYPE:

SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Federal Databases and Sources**

ASTM Databases:

CERCLIS: *Comprehensive Environmental Response Compensation and Liability Information System.* The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

Updated quarterly.

CERCLIS-NFRAP (Archive): *Comprehensive Environmental Response Compensation and Liability Information System Archived Sites.* The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Updated quarterly.

ERNS: *Emergency Response Notification System.* The EPA's database of emergency response actions. Source: Environmental Protection Agency. Data since January, 2001, has been received from the National Response Center as the EPA no longer maintains this data.

Updated quarterly.

FINDS: *The Facility Index System.* The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

Updated semi-annually.

NPL: *National Priority List.* The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

Updated quarterly.

RCRIS: *Resource Conservation and Recovery Information System.* The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

RCRA TSD: *Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities.* The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.

ASTM Databases (continued):

RCRA COR: *Resource Conservation and Recovery Information System Corrective Action Sites.* The EPA's database of RCRIS sites with reported corrective action. This information is also reported in the standard RCRIS detailed data.

RCRA GEN: *Resource Conservation and Recovery Information System Large and Small Quantity Generators.* The EPA's database of RCRIS sites that create more than 100kg of hazardous waste per month or meet other RCRA requirements. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

RCRA NLR: *Resource Conservation and Recovery Information System sites No Longer Regulated.* The EPA's database of RCRIS sites that create less than 100kg of hazardous waste per month or do not meet other RCRA requirements.

All RCRA databases are Updated quarterly

**Environmental FirstSearch
Federal Databases and Sources**

Non-ASTM Databases:

HMIRS: Hazardous Materials Incident Response System. This database contains information from the US Department of Transportation regarding materials, packaging, and a description of events for tracked incidents.

Updated quarterly.

NCDB: National Compliance Database. The National Compliance Data Base System (NCDB) tracks regional compliance and enforcement activity and manages the Pesticides and Toxic Substances Compliance and Enforcement program at a national level. The system tracks all compliance monitoring and enforcement activities from the time an inspector conducts and inspection until the time the inspector closes or the case settles the enforcement action. NCDB is the national repository of the 10 regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of regional programs.

Updated quarterly

NPDES: National Pollution Discharge Elimination System. The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.

Updated semi-annually.

NRDB: National Radon Database. The NRDB was created by the EPA to distribute information regarding the EPA/State Residential Radon Surveys and the National Residential Radon Survey. The data is presented by zipcode in Environmental FirstSearch Reports. Source: National Technical Information Service (NTIS)

Updated Periodically

Nuclear: The Nuclear Regulatory Commission's (NRC) list of permitted nuclear facilities.

Updated Periodically

PADS: PCB Activity Database System

The EPA's database PCB handlers (generators, transporters, storers and/or disposers) that are required to notify the EPA, the rules being similar to RCRA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

Updated semi-annually.

Receptors: 1995 TIGER census listing of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

Updated Periodically

Non-ASTM Databases (continued):

RELEASES: *Air and Surface Water Releases.* A subset of the EPA's ERNS database which have impacted only air or surface water.

Updated semi-annually.

Soils: This database includes the State Soil Geographic (STATSGO) data for the conterminous United States. It contains information regarding soil characteristics such as water capacity, percent clay, organic material, permeability, thickness of layers, hydrological characteristics, quality of drainage, surface, slope, liquid limit, and the annual frequency of flooding. Source: United States Geographical Survey (USGS).

Updated quarterly

TRIS: *Toxic Release Inventory System.* The EPA's database of all facilities that have had or may be prone to toxic material releases. Source: Environmental Protection Agency.

Updated semi-annually.

Environmental FirstSearch NEPA Databases and Sources

ACEC: *Areas of Critical Environmental Concern.* This database contains state and federally designated areas of environmental concern such as endangered species habitats, protected open spaces, parks, conservation areas and wildlife preserves. It also contains contact information for threatened and endangered species. Source: U.S. Fish and Wildlife Services, Ecological Services Offices; State GIS Departments.

Updated periodically.

Fed Land Use: Federal Land data includes information from the following government agencies including Bureau of Indian Affairs, Bureau of Reclamation, Bureau of Land Management, Department of Defense, Forest Service, Fish and Wildlife Service, National Park Service, and the Tennessee Valley Authority. This database also contains data regarding wild and scenic rivers. Source: USGS.

Updated periodically.

Floodplains: 100 year and 500 year flood zone boundaries for select counties in the United States. Source: Federal Emergency Management Agency (FEMA).

This database will be updated as new data becomes available.

Historic Sites: National Register of Historical Places Database. The nation's official list of cultural resources worthy of preservation. Properties listed include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. Source: National Park Service.

Updated yearly.

TOWERS: Tower data encompasses three sources of information from the Federal Aviation Administration and the Federal Communications Commission. FAA data includes the Digital Obstacle File which contains obstruction data for man made objects that affect domestic aeronautical charting products. FCC data includes the Wireless Telecommunication Bureau's Universal Licensing System which contains the Antenna Structure Database and the Cellular Tower Database. FCC data also includes the Mass Media Bureau's Consolidated Database System which includes engineering data for AM, FM, and Television broadcasting stations.

Updated periodically.

Wetlands: U.S. Fish and Wildlife Service produces information on the characteristics, extent, and status of the Nation's wetlands and deepwater habitats. This data is available for select areas of the United States. Source: U.S. Fish and Wildlife Service, National Wetlands Inventory.

This database will be updated as new data becomes available.

**ENVIRONMENTAL FIRST SEARCH
CALIFORNIA DATABASES (DB) AND SOURCES**

CAL SITES: DB TYPE = ST (STATE SITES).

Source: The CAL EPA, Depart. Of Toxic Substances Control
Phone: (916) 323-3400

The CAL EPA Department of Toxic Substances Control (DTSC) maintains a database of information on properties (or sites) in California where hazardous substances have been released, or where the potential for such release exists. The types of properties in the CALSITES database are categorized as: Annual Work Plan, Backlogged Properties, Certified / De-listed Sites, No Further Action, Preliminary Endangerment Assessment in Progress, Preliminary Endangerment Assessment Required, Removal Action Required, Expedited Remedial Action Program, Voluntary Cleanup Program, Deed Restricted Properties, and Referred Properties. For more information on individual sites call the number listed above.

CORTESE: DB TYPE = ST (STATE SITES)

Source: The CAL EPA, Department of Toxic Substances Control
Phone: (916) 445-6532

Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK).
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

**SWIS SOLID WASTE INFORMATION SYSTEM: DB TYPE = SW
(SOLID WASTE RELATED SITES)**

Source: The Integrated Waste Management Board
Phone: (916) 255-2331

The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed above.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

WMUDS: DB TYPE = SW (SOLID WASTE RELATED SITES)
Source: The State Water Resources Control Board
Phone: (916) 227-4365

The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

ORANGE COUNTY LANDFILLS: DB TYPE = SW (SOLID WASTE RELATED SITES)
Source: Orange County Health Dept.
Phone: (714) 834-3536

LUSTIS: DB TYPE = LU (LEAKING UNDERGROUND STORAGE TANKS)
Source: The State Water Resources Control Board
Phone: (916) 227-4416

The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database.

SAN DIEGO COUNTY LEAKING TANKS: DB TYPE = LU
(LEAKING UNDERGROUND STORAGE TANKS)
Source: San Diego County Dept. of Environmental Health
Phone: (619) 338-2242

Maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed above.

SLIC REGIONS 1 - 9: DB TYPE = SP (SPILLS-90)
Source: The CAL EPA Regional Water Quality Control Boards 1 - 9

The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups. For phone number listings of departments within each region visit their web sites at: <http://www.swrcb.ca.gov/regions.html>

SAN DIEGO COUNTY HE17 PERMITS: DB TYPE = PE (PERMITS)

Source: The San Diego County Depart. Of Environmental Health
Phone: (619) 338-2211

The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed above.

**SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS: DB TYPE = PE
(PERMITS)**

Source: San Bernardino County Fire Dept.
Phone: (909) 387-3080

Handlers and Generators Permit Information Maintained by the Hazardous Materials Div.

**LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG: DB TYPE = OT
(OTHER UNIQUE DATABASES)**

Source: The Los Angeles County Hazardous Materials Division
Phone: (323) 890-7806

The County of Los Angeles Public Health Investigation Compliant Control Log

**ORANGE COUNTY INDUSTRIAL SITE CLEANUPS: DB TYPE = OT
(OTHER UNIQUE DATABASES)**

Source: Orange County Environmental Health Agency
Phone: (714) 834-3536

AST ABOVEGROUND STORAGE TANKS: DB TYPE = US (UNDERGROUND STORAGE TANKS)

Source: The State Water Resources Control Board
Phone: (916) 227-4364

The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation.

SWEEPS / FIDS STATE REGISTERED UNDERGROUND STORAGE TANKS: DB TYPE = US

Source: CAL EPA Dept of Toxic Substances Control
Phone: (916) 227-4404

Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed above.

CUPA DATABASES & SOURCES
(DB TYPE = US (UNDERGROUND STORAGE TANKS))

DEFINITION OF A CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994.

A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified.

Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

ALAMEDA COUNTY CUPA'S

- * County of Alameda Department of Environmental Health
- * Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union

ALPINE COUNTY CUPA

- * Health Department (Only updated by agency annually)

AMADOR COUNTY CUPA

- * County of Amador Environmental Health Department

BUTTE COUNTY CUPA

- * County of Butte Environmental Health Division (Only updated by agency biannually)

CALAVERAS COUNTY CUPA

- * County of Calaveras Environmental Health Department

COLUSA COUNTY CUPA

- * Environmental Health Dept.

CONTRA COSTA COUNTY CUPA

- * Hazardous Materials Program

DEL NORTE COUNTY CUPA (US)

- * Department of Health and Social Services

EL DORADO COUNTY CUPA'S

- * County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)
- * County of El Dorado EMD Tahoe Division (Only updated by agency annually)

FRESNO COUNTY CUPA

- * Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA

- * Air Pollution Control District

HUMBOLDT COUNTY CUPA (US)

- * Environmental Health Division

IMPERIAL COUNTY CUPA (US)

- * Department of Planning and Building

INYO COUNTY CUPA (US)

- * Environmental Health Department

KERN COUNTY CUPA (US)
* County of Kern Environmental Health Department
* City of Bakersfield Fire Department
KINGS COUNTY CUPA (US)
* Environmental Health Services
LAKE COUNTY CUPA (US)
* Division of Environmental Health
LASSEN COUNTY CUPA (US)
* Department of Agriculture
LOS ANGELES COUNTY CUPA'S (US)
* County of Los Angeles Fire Department
* County of Los Angeles Environmental Programs Division
* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon
MADERA COUNTY CUPA (US)
* Environmental Health Department
MARIN COUNTY CUPA (US)
* County of Marin Office of Waste Management
* City of San Rafael Fire Department
MARIPOSA COUNTY CUPA (US)
* Health Department
MENDOCINO COUNTY CUPA (US)
* Environmental Health Department
MERCED COUNTY CUPA (US)
* Division of Environmental Health
MODOC COUNTY CUPA (US)
* Department of Agriculture
MONO COUNTY CUPA (US)
* Health Department
MONTEREY COUNTY CUPA (US)
* Environmental Health Division
NAPA COUNTY CUPA (US)
* Hazardous Materials Section
NEVADA COUNTY CUPA (UST)
* Environmental Health Department
ORANGE COUNTY CUPA'S (US)
* County of Orange Environmental Health Department
* Cities of Anaheim, Fullerton, Orange, Santa Ana
* County of Orange Environmental Health Department
PLACER COUNTY CUPA (US)
* County of Placer Division of Environmental Health Field Office
* Tahoe City
* City of Roseville Roseville Fire Department
PLUMAS COUNTY CUPA (UST)
* Environmental Health Department
RIVERSIDE COUNTY CUPA (US)
* Environmental Health Department
SACRAMENTO COUNTY (US)
* County Environmental Mgmt Dept, Haz. Mat. Div.
SAN BENITO COUNTY CUPA (US)
* City of Hollister Environmental Service Department
SAN BERNARDINO COUNTY CUPA'S (US)
* County of San Bernardino Fire Department, Haz. Mat. Div.
* City of Hesperia Hesperia Fire Prevention Department
City of Victorville Victorville Fire Department
SAN DIEGO COUNTY CUPA (US)
* The San Diego County Dept. of Environmental Health HE 17/58
SAN FRANCISCO COUNTY CUPA (US)
* Department of Public Health
SAN JOAQUIN COUNTY CUPA (US)
* Environmental Health Division

SAN LUIS OBISPO COUNTY CUPA'S (US)

- * County of San Luis Obispo Environmental Health Division
- * City of San Luis Obispo City Fire Department

SAN MATEO COUNTY CUPA (US)

- * Environmental Health Department

SANTA BARBARA COUNTY CUPA (US)

- * Co Fire Dept Protective Services Div

SANTA CLARA COUNTY CUPA'S (US)

- * County of Santa Clara Hazardous Materials Compliance Division
- * Santa Clara Co Central Fire Prot. Dist. (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
- * Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale

SANTA CRUZ COUNTY CUPA (US)

- * Environmental Health Department

SHASTA COUNTY CUPA (US)

- * Environmental Health Department

SIERRA COUNTY CUPA (US)

- * Health Department

SISKIYOU COUNTY CUPA (US)

- * Environmental Health Department

SONOMA COUNTY CUPA'S (US)

- * County of Sonoma Department Of Environmental Health
- * Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa

STANISLAUS COUNTY CUPA (US)

- * Dept. of Env. Rsrcs. Haz. Mat. Div.

SUTTER COUNTY CUPA (US)

- * Department of Agriculture

TEHAMA COUNTY CUPA (US)

- * Department of Environmental Health

TRINITY COUNTY CUPA (US)

- * Department of Health

TULARE COUNTY CUPA (US)

- * Environmental Health Department

TUOLUMNE COUNTY CUPA (US)

- * Environmental Health

VENTURA COUNTY CUPA'S (BWT UST'S & CERTIFIED UST'S)

- * County of Ventura Environmental Health Division
- * Cities of Oxnard, Ventura

YOLO COUNTY CUPA (US)

- * Environmental Health Department

YUBA COUNTY CUPA (US)

- * Yuba County of Emergency Services

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

TARGET SITE: 628 DEER SPRINGS ROAD
SAN MARCOS CA 92069

JOB: 600197001
KIM/CLARK PROPERTY

<u>Street Name</u>	<u>Dist/Dir</u>	<u>Street Name</u>	<u>Dist/Dir</u>
Clayton Pl	0.08 NE		
Country Garden Ln	0.15 NW		
Deer Springs Pl	0.05 NE		
Deer Springs Rd	0.22 SE		
Gist Rd	0.15 NW		
Joni Ln	0.22 NW		
Sarver Ln	0.12 NW		

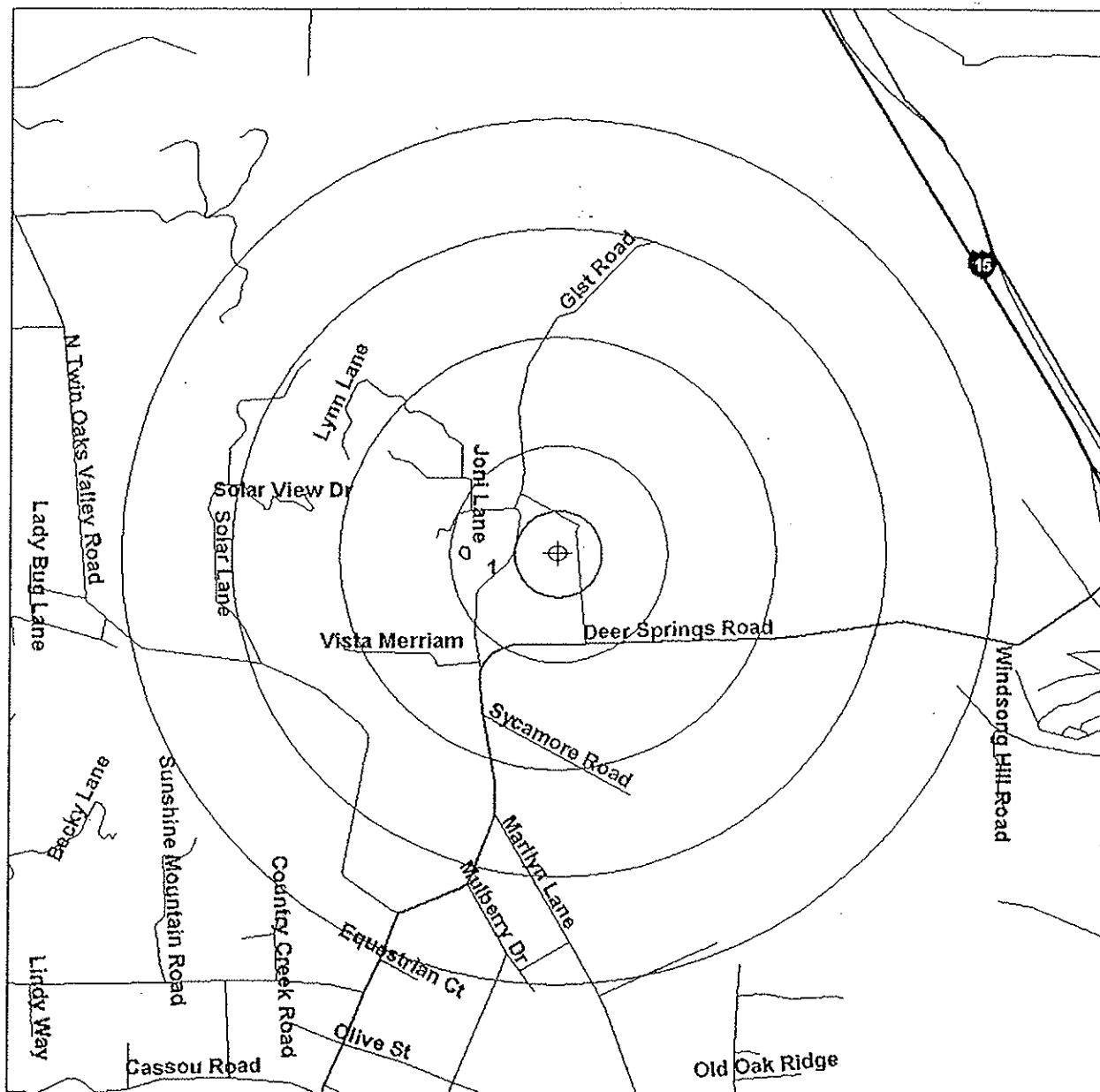


Environmental FirstSearch

1 Mile Radius
ASTM: All Databases



628 DEER SPRINGS ROAD, SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

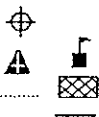
Target Site (Latitude: 33.197517 Longitude: -117.148762)

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



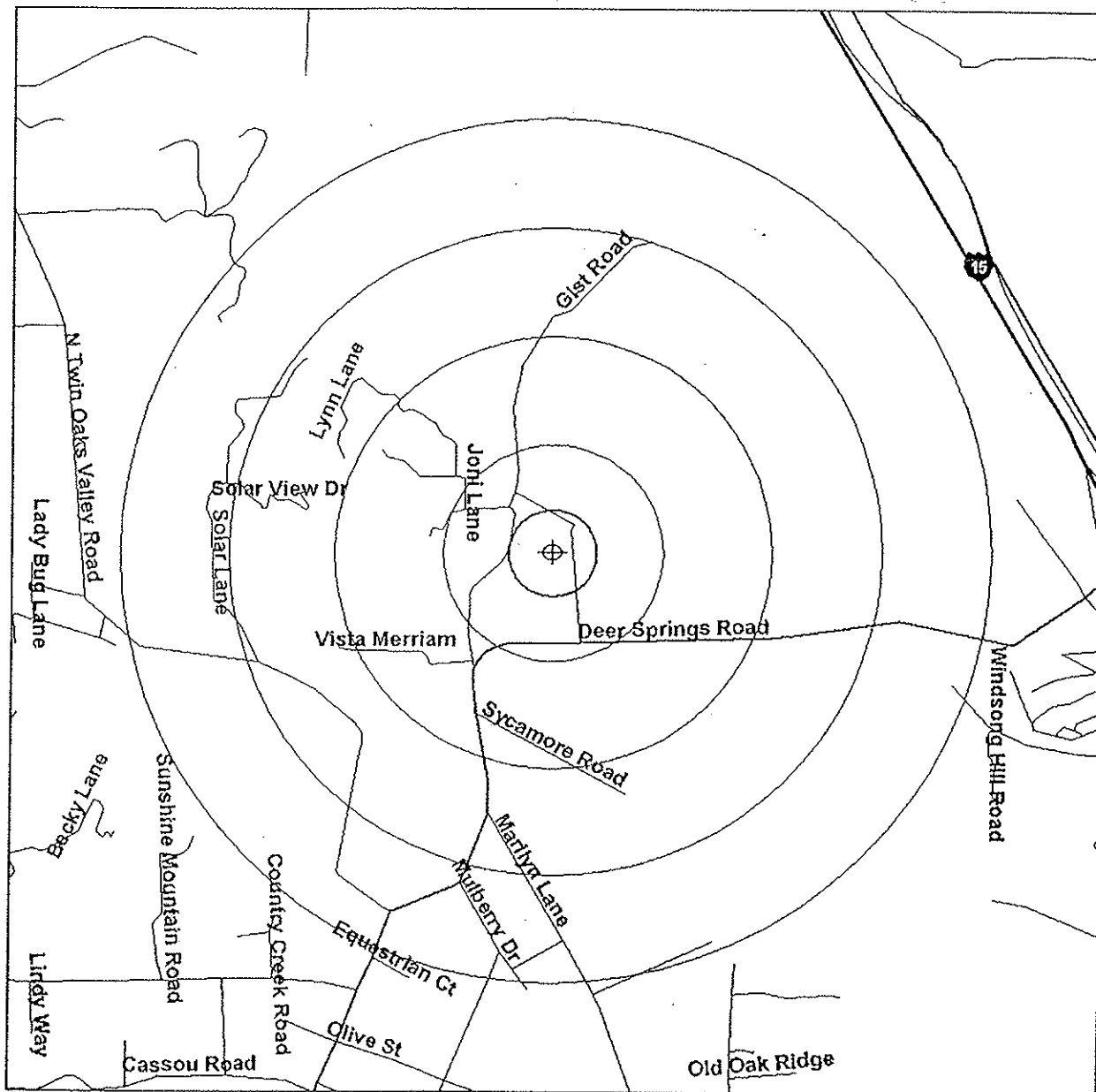


Environmental FirstSearch

1 Mile Radius
ASTM: NPL, RCRACOR, STATE



628 DEER SPRINGS ROAD, SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 33.197517 Longitude: -117.148762)

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Floodplains: 100 Year, 500 Year
Wetlands



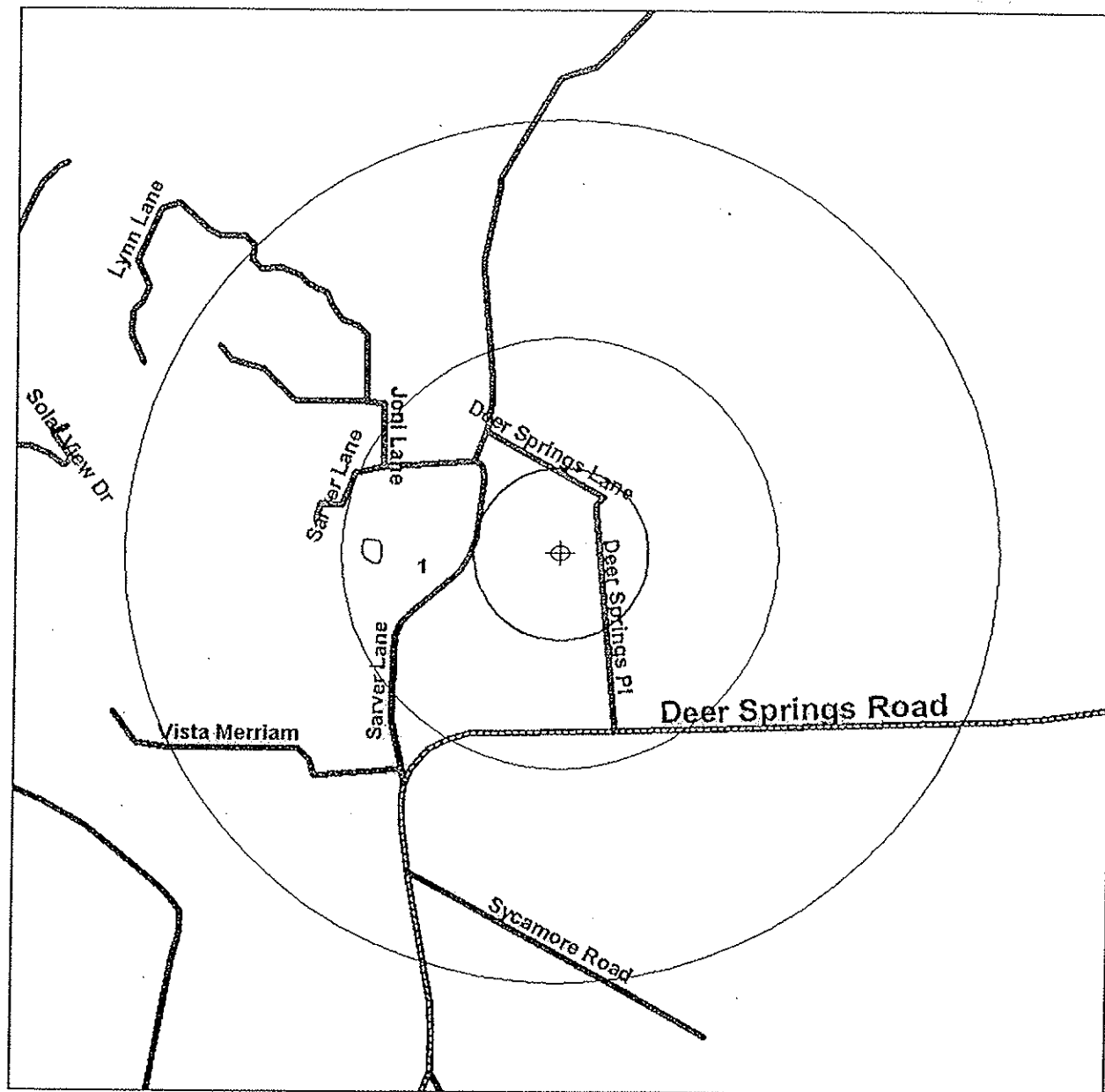


Environmental FirstSearch

.5 Mile Radius
ASTM: Multiple Databases



628 DEER SPRINGS ROAD, SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

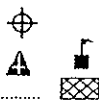
Target Site (Latitude: 33.197517 Longitude: -117.148762)

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Floodplains: 100 Year, 500 Year

Wetlands



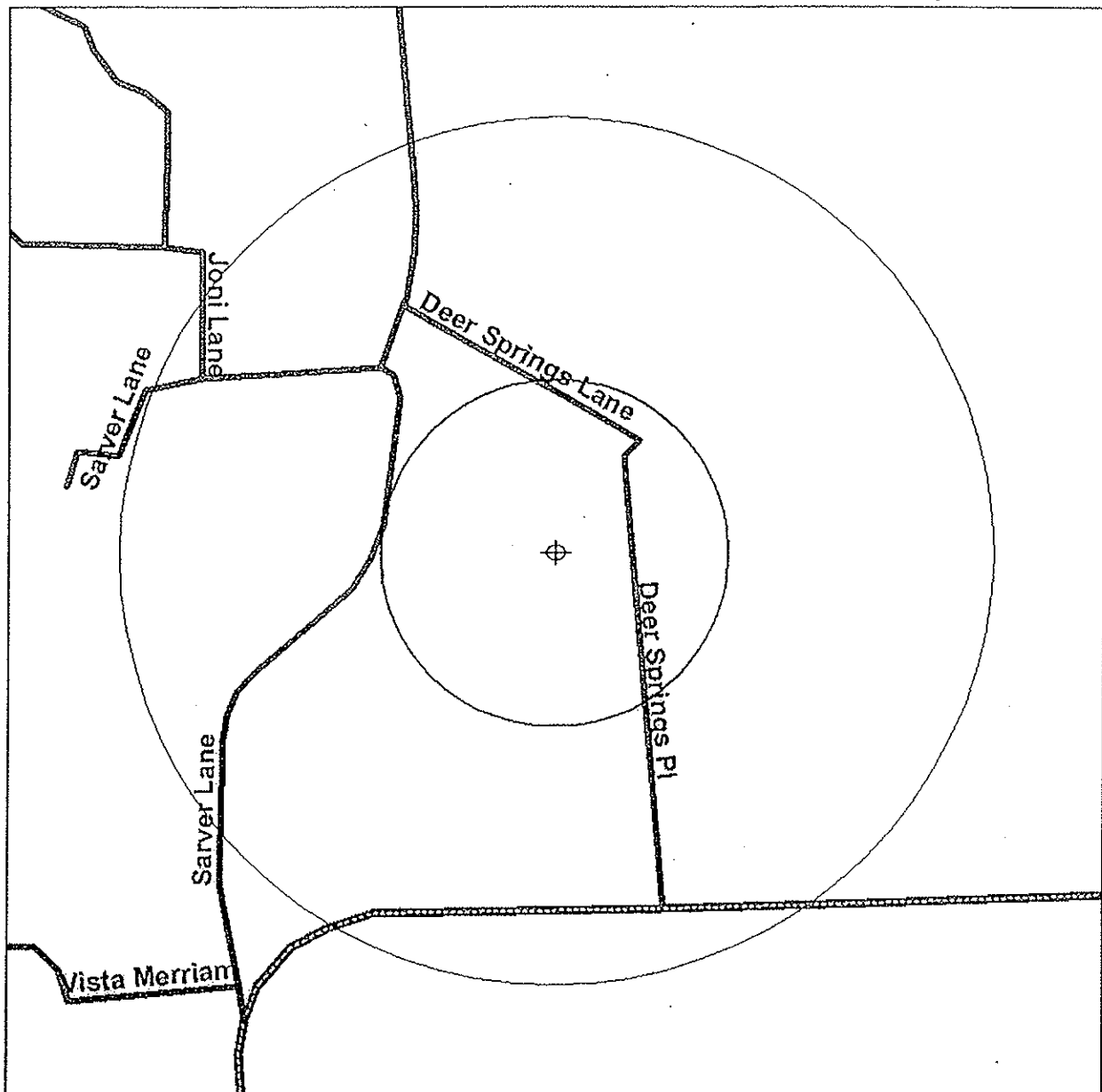


Environmental FirstSearch

.25 Mile Radius
ASTM: RCRAGEN, UST



628 DEER SPRINGS ROAD, SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 33.197517 Longitude: -117.148762)

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

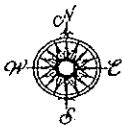
Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Floodplains: 100 Year, 500 Year

Wetlands



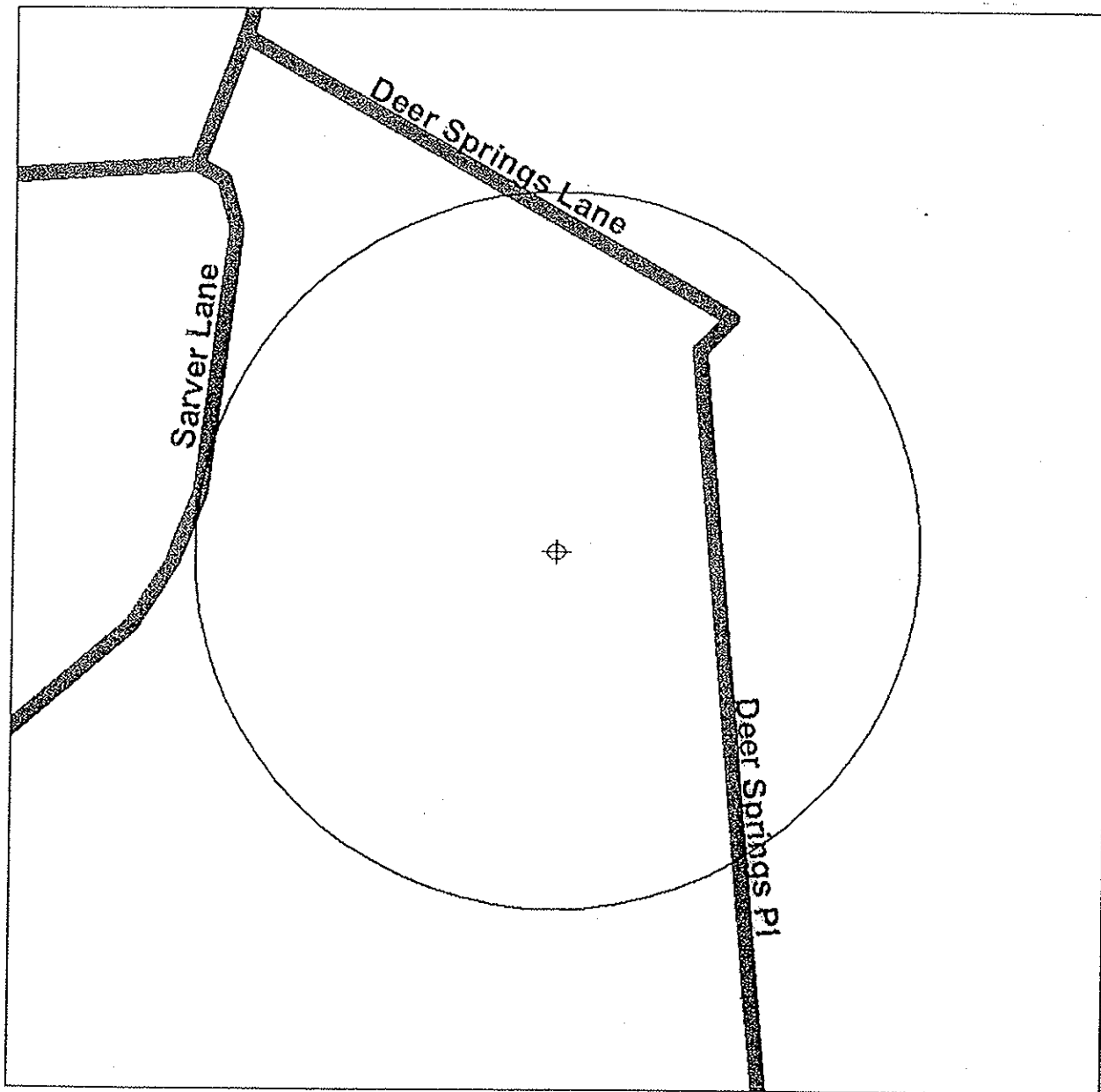


Environmental FirstSearch

.12 Mile Radius
ASTM: Multiple Databases



628 DEER SPRINGS ROAD, SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 33.197517 Longitude: -117.148762)

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Floodplains: 100 Year, 500 Year

Wetlands



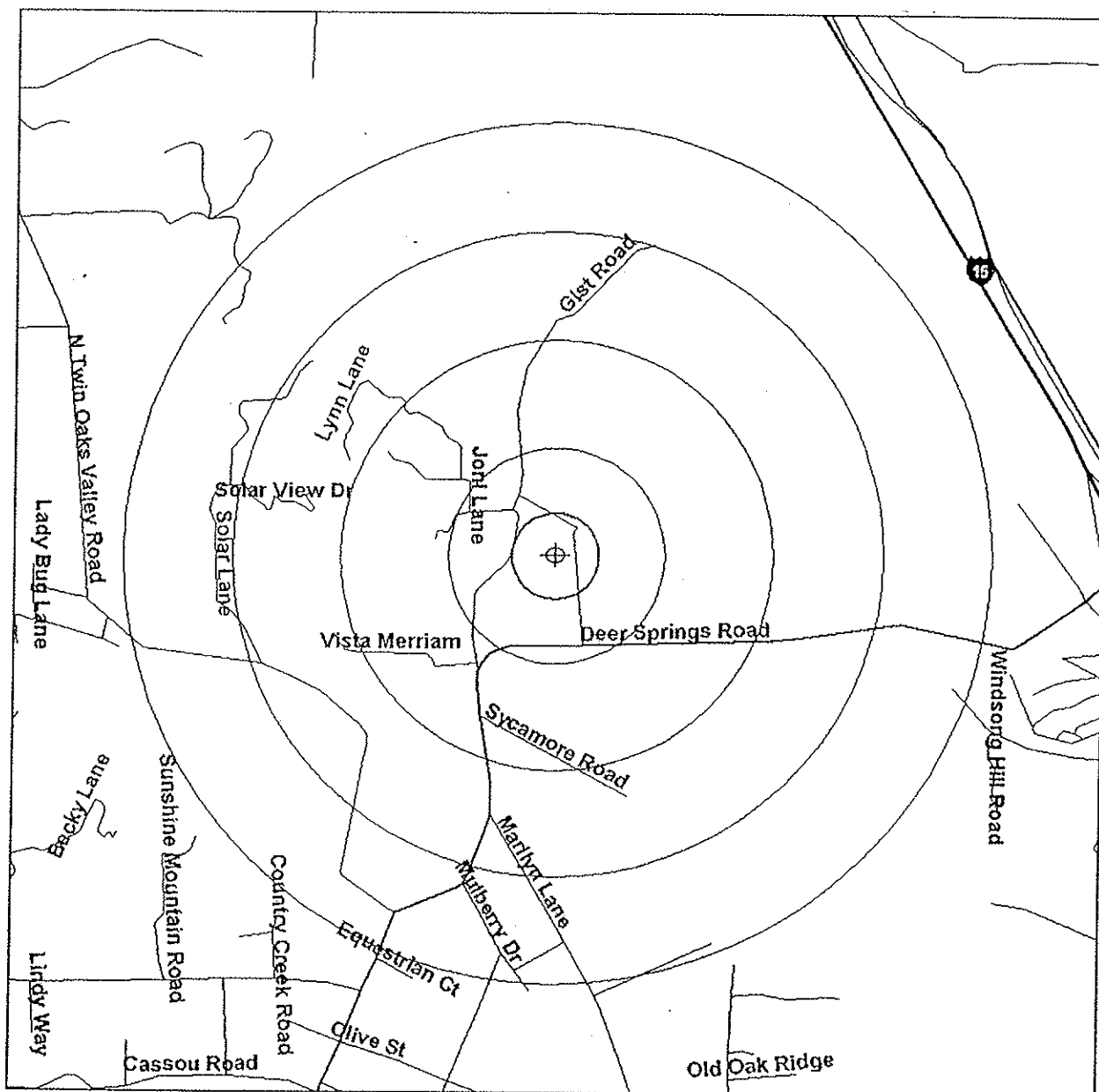


Environmental FirstSearch

1 Mile Radius
ASTM Map: NPL, RCRACOR, STATE Sites






628 DEER SPRINGS ROAD, SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 33.197517 Longitude: -117.148762)

Identified Site, Multiple Sites, Receptor  

NPL, Solid Waste Landfill (SWL) or Hazardous Waste 

Railroads 

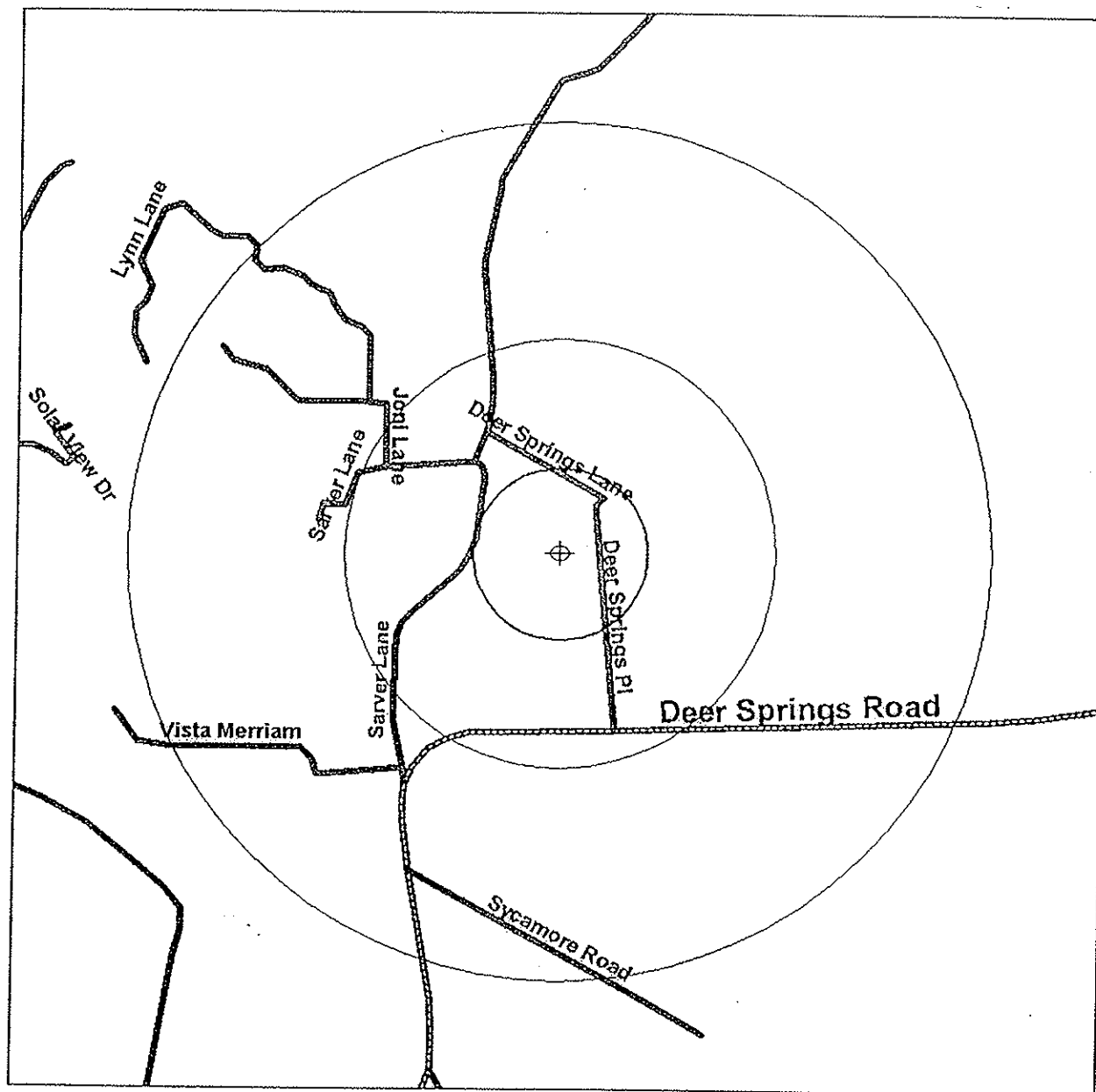
Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Environmental FirstSearch
.5 Mile Radius
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



628 DEER SPRINGS ROAD, SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 33.197517 Longitude: -117.148762)

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



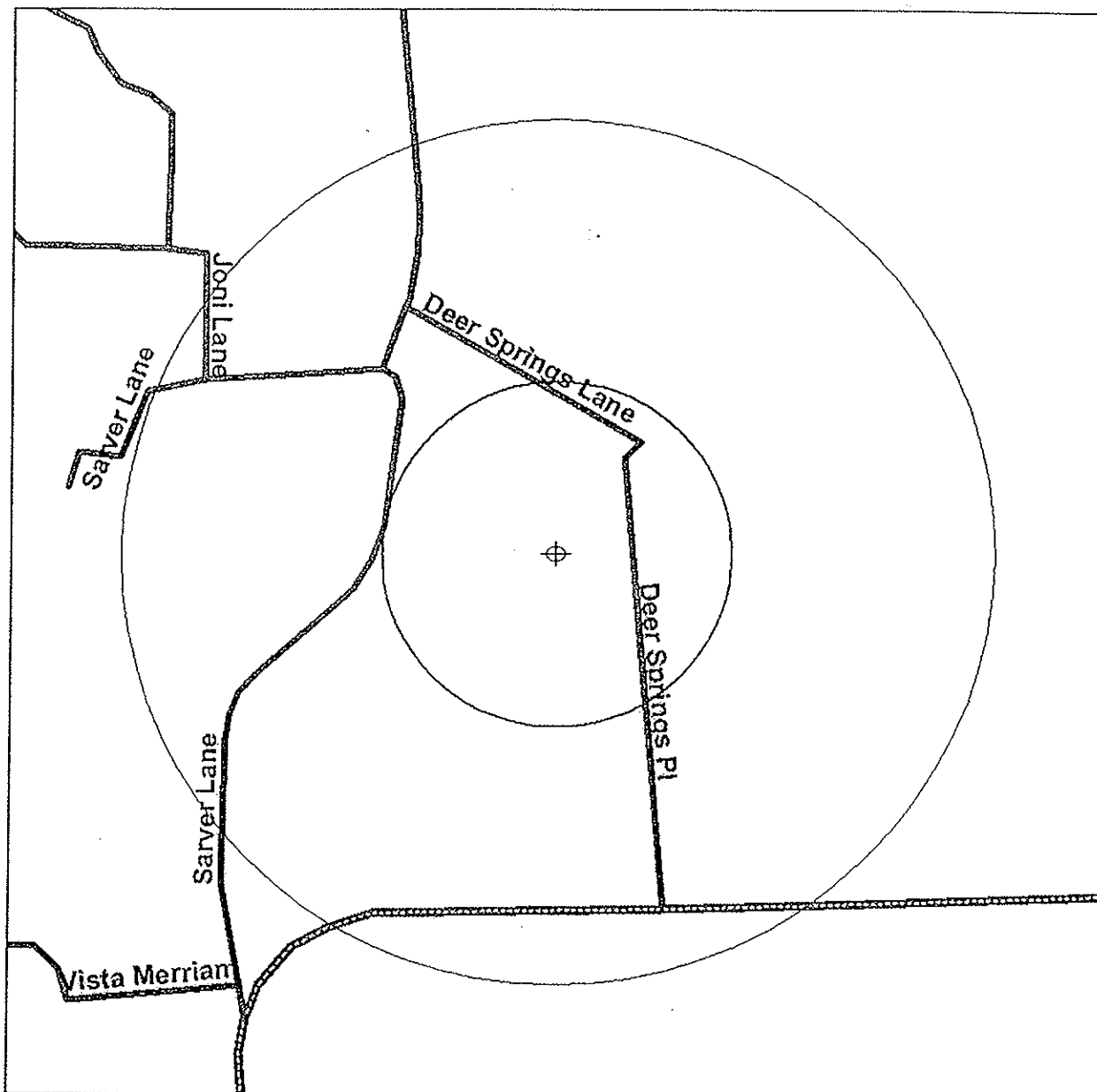


Environmental FirstSearch

.25 Mile Radius
ASTM Map: RCRAGEN, ERNS, UST



628 DEER SPRINGS ROAD, SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 33.197517 Longitude: -117.148762)

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

APPENDIX D

RECORDS OF COMMUNICATION

Interviewee Name: ANTHONY CLARK Title: OWNER
Address: 2737 SARVER LN. Phone: 760-510-3161
Relationship to Property: OWNER
Name and Address of Owner of the Property: ANTHONY J. CLARK + CHERY STOCKTON
Date of Ownership: 6-7-01 Site Name: N/A
Property Address: (LOCAL) 2646 DEER SPRINGS PL. SAN MARCOS 92069
Previous Street Names/Numbers: AKA 2737 SARVER LN. SAN MARCOS 92069
General Business Type/Present Property Use: SINGLE FAMILY RESIDENCE
Assessor Parcel Number: 182-040-69 Acreage: _____ Total # of buildings: 1 + BARN
Grand Total Square Footage: 2123 SQ. FT. Date Built: 1975 APPROX.
Past Property Uses (include dates): RESIDENTIAL, STABLE OF HORSES, SOME FRUIT TREES
Source of Potable Water Supply (municipal/groundwater wells): VALLIARDES WATER DIST. + WELL
Sewage Disposal (municipal/septic) (provide name of utility): SEPTIC
Means of Heating/Cooling (gas, electric, heating oil, etc.): HEATING - PROPANE / COOLING - ELEC.
Fuel Source for Heating/Air Conditioning (provide name of utility): PACIFIC PROPANE
Waste/Trash removal (provide name of company): EDCO
Neighboring Property Types (commercial/industrial/residential): RESIDENTIAL
Current Uses of Adjoining Properties: North: RESIDENTIAL
South: SAME
East: SAME
West: SAME

ARE THERE NOW, OR HAVE THERE BEEN IN THE PAST, ANY OF THESE ITEMS ONSITE
OR ON ADJACENT PROPERTIES:

ITEM	YES	NO	UNK.	ADJACENT PROPERTY
Hazardous Materials		/	/	
Hazardous Waste		/	/	
MSDS Sheets		/	/	
Underground Storage Tanks		/	/	
Aboveground Storage Tanks		/	/	
Vent Pipes, fill pipes, or access ways indicating a fill pipe to an underground storage area		/	/	
Odors		/	/	
Drums		/	/	
Electrical or hydraulic equipment known to contain PCBs		/	/	
Stained soil or surfaces		/	/	
Drains		/	/	
Sumps		/	/	
Clarifier		/	/	
Pits, ponds, or lagoons		/	/	
Stressed vegetation		/	/	
Areas for dumping solid waste (landfill)		/	/	
Wastewater		/	/	
Wells (oil or gas)		/	/	
Septic Systems	/			
Fill Material (if fill material is on site, please state source of fill)		/	/	

ADDITIONAL QUESTIONS:	YES	NO	UNK	REMARKS
Has the Site been used as any of the following: gas station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? If so, state which type of facility.			/	
Are you aware of any regulatory compliance audit reports, geotechnical reports, Phase I Environmental Site Assessments, or Phase II Environmental Site Assessments, or soil sampling reports prepared for the Site?		/		
Do you know of any notices or correspondence from any government agency relating to past or current violations of environmental laws with respect to the Site or relating to environmental liens encumbering the Site?		/		
Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Site?		/		
Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?		/		
Do you know of any environmental concerns associated with the Site? If so please state in remarks column.		/		
Do you know of any environmental concerns associated with any adjacent or nearby properties? If so please state in remarks column.		/		

Current Property Owner's Time Period of Ownership: 6-7-01 TO PRESENT

Property Utilization During Ownership (if farmed, state if irrigated or dry farmed):

STARTED 5 HORSES & WATERED SEVERAL FRUIT TREES

Name and Address of Past Owners: JANET ROGERS / LAURA DRELLASHAK - TRUSTEE

1245 BASSWOOD AVE
CARLSBAD CA 92008

Additional Comments:

Preparer presents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature

Date



California Regional Water Quality Control Board
San Diego Region
PUBLIC RECORDS ACCESS REQUEST FORM



858 571-6972 -fax

1. Requestor Information

Requester Name: <u>XANDRA R. GARANZUAY</u>			
Organization: <u>LEIGHTON CONSULTING, INC.</u>			
Address: <u>3934 MURPHY CANYON ROAD, B205</u>			
City: <u>SAN DIEGO</u>	State: <u>CA</u>	Zipcode: <u>92123</u>	E-Mail Address: <u>xgaranzuay@leightonconsulting.com</u>
Daytime Phone: <u>858 569-6914</u>	Cell Phone: <u>858 405-4182</u>	Fax: <u>858 268-5199</u>	

2. Request For Appointment to Inspect Regional Board Records

10/15/03 Date of Request (The date you submitted this form to the Regional Board) <u>Enter date here</u>	Day and Appointment Time for Record Review (optional - You may specify the day of the week and appointment time that works best for you)	Select a day here Preferred day of the week	Select a time here Preferred Time
For Regional Board Office Use Only			
Request Form Received by: Phone <input type="checkbox"/> Mail <input type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Walk-In <input type="checkbox"/>			
Date Form Received RWQCB Staff Initials:	Date Requester Contacted: RWQCB Staff Initials:	Date / Time of Appointment: RWQCB Staff Initials:	
Date Copies Requested RWQCB Staff Initials:	Copy Fee : _____ Check #: RWQCB Staff Initials:	Date Copies Mailed: RWQCB Staff Initials:	

3. Description of Public Records Requested

Record 1

Agency/ Owner Name (if known): <u>Anthony Clark</u>		Facility Name (if Known)	
Facility Address (if known): <u>2646 Deer Springs Place (formerly 2737 Sarver Lane)</u>			
City (if known): <u>San Marcos</u>	State: <u>CA</u>	Zipcode (if known): <u>92069</u>	
Public Record Subject (if known): Select a subject from list here <u>all available</u>			
Time Period (if known): Please specify either "Most current volume of record" or what portion of record in terms of approximate start date (month/year) and approximate end date (month/year) you are interested in. Most current volume of record: <input type="checkbox"/> or Start Date (mm/yyyy): <u>all</u> and End Date (mm/yyyy):			
Additional Information: If a particular document is required, it should be identified precisely, preferably by date and title. If you cannot identify a specific record clearly explain your needs:			
For Regional Board Office Use Only	Records Located: <input type="checkbox"/>	File Records Not Located: <input type="checkbox"/>	Records Exempt From Public Review: <input type="checkbox"/>

per Diane @ 3:33pm 10/15/03 : No records



OFFICE USE ONLY

File # _____

Request# _____

No Records _____

County of San Diego

GARY W. ERBECK
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(619) 338-2222 FAX (619) 237-8447
1-800-253-9933RICHARD HASS
ASSISTANT DIRECTOR

REQUEST TO REVIEW DEPARTMENT OF ENVIRONMENTAL HEALTH (DEH) RECORDS

A request is hereby made to review DEH records. You may also access information from the DEH website at www.sdcountry.ca.gov/deh/. Each request is limited to a MAXIMUM OF FIVE (5) addresses or Assessor's Parcels. A separate form must be completed for each address. Fax your completed form to File Review at (619-237-8447) or mail your request to address above Attn: File Review.

DEH complies fully with the California Public Records Act and the Federal Freedom of Information Act. Every properly completed request will be processed in the order it is received. After the files you have requested are retrieved from storage, an appointment will be scheduled so that you may review DEH records. Photocopies of file items may be requested. A fee of \$.15 per page is charged to cover cost of copies.

Requestor Name: Xandra R. Garanzuay
Phone: (858) 569-6914 FAX: (858) 268-5199
Company Name: Leighton Consulting, Inc.
Mailing Address: 3934 Murphy Canyon Rd, B205, San Diego, Ca 92123

(You may attach a business card/overprint with business card if preferred.)

The following information is required so that our files may be accurately searched:

2646 Deer Springs Pl. (Formerly 2737 Saver Ln.) San Marcos, CA 92069
Exact Address (Street, City and Zip Code) 92069 Assessor's Parcel Number

Optional information (Establishment Permit Number, business name, etc.)

To help us identify all the records you wish to review, please indicate the purpose of your search and if you know the program file you want to review, please check below:

- | | | | |
|---|--|--|---|
| <input checked="" type="checkbox"/> Environmental Assessment Phase I/II | <input type="checkbox"/> Active business | <input type="checkbox"/> Purchasing/Selling Property | <input type="checkbox"/> SAM Closure Letter/Report |
| <input type="checkbox"/> Hazardous Materials Permit | <input type="checkbox"/> Site Assessment and Mitigation Release(s) | <input type="checkbox"/> Underground Storage Tank(s) | <input checked="" type="checkbox"/> Other All records |

OFFICE USE ONLY BELOW THIS LINE

# _____	# _____	# _____	# _____	# _____	Inactive File # _____
# _____	# _____	# _____	# _____	# _____	Iron Mtn # _____

Files reviewed by: _____ of _____ Date: _____

Files copied for: _____ of _____ Date: _____

Request cancelled by: _____ Date: _____

Photocopies _____ Cost _____ Paid _____

Photocopies picked up/mailed on _____ Date _____ By _____ Name _____

A search for DEH records checked above has been conducted and NO RECORDS for the address you requested were found.

Signature

Title

Date

FAX

10/16/03 THU 09:58 FAX 619 338 2377



County of San Diego

GARY W. ERBECK
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(619) 338-2222 FAX (619) 237-8447
1-800-253-0933

OFFICE USE ONLY
File # _____
Request# 10757
No Records ✓

RICHARD HASS
ASSISTANT DIRECTOR

REQUEST TO REVIEW DEPARTMENT OF ENVIRONMENTAL HEALTH (DEH) RECORDS

A request is hereby made to review DEH records. You may also access information from the DEH website at www.sdcountry.ca.gov/deh/. Each request is limited to a MAXIMUM OF FIVE (5) addresses or Assessor's Parcels. A separate form must be completed for each address. Fax your completed form to File Review at (619-237-8447) or mail your request to address above Attn: File Review.

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Phone: (058) 569-6914 FAX: (058) 268-5199
Company Name: Leighton Consulting, Inc.
Mailing Address: 3934 Murphy Canyon Rd, B205, San Diego, Ca 92123
(You may attach a business card/invariant with business card if preferred.)

To help us identify all the records you wish to review, please indicate the purpose of your search and if you know the program file you want to review, please check below:

- ☒ Environmental Assessment Phase III
☐ Hazardous Materials Permit
☐ Active business
☐ Site Assessment and Mitigation Release(s)
☐ Purchasing/Selling Property
☐ Underground Storage Tank(s)
☐ SAM Closure Letter/Report
☒ Other All records

OFFICE USE ONLY BELOW THIS LINE

# _____	# _____	# _____	# _____	# _____	Inactive File # _____
# _____	# _____	# _____	# _____	# _____	Iron Min # _____

Files reviewed by: _____ of _____ Date: _____
Files copied for: _____ of _____ Date: _____
Request cancelled by: _____ Date: _____
Photocopies _____ Date: _____
Photocopies picked up/mailed on _____ By _____ Paid _____
Date _____ Name _____

A search for DEH records checked above has been conducted and NO RECORDS for the address you requested were found.
Joyce Ellman Signature Records Mgr Title 10/16/03 Date

SAN DIEGO AIR POLLUTION CONTROL DISTRICT

REQUEST FOR PUBLIC RECORDS

Date: 10/15/03
Name: Xandra R. Garanzuay
Agency: Leighton Consulting, Inc.
Address: 3934 Murphy Canyon Rd., B205
City: San Diego State: CA Zip: 92123
Phone: (858) 569-6914 Fax: (858) 268-5199

I request to inspect the following Public Records (please be specific): for environmental site
assessment purposes

2646 Deer Springs Road
Place, San Marcos, 92069 (Formerly
known as 2737 Sarver Lane)

INSPECTION OF PUBLIC RECORDS

The district shall make a determination if the records requested are available with the exception of those records specifically exempted from disclosure by state law and those records labeled as "TRADE SECRET" which are not emission data, within ten (10) days of the date of the receipt of the request. If, for good cause, the determination cannot be made within the ten (10) working days, the District will notify the requesting person the reasons for the delay and when the determination is expected to be made within an additional 14 days, as prescribed by law. Those records labeled as "TRADE SECRETS" shall be governed by the procedure set forth in District Rule 177 Section (g).

If you have any questions, please contact Public Records at (858) 650-4518.

Mail or fax completed form to:

San Diego APCD
Public Records
9150 Chesapeake Drive
San Diego, CA 92123

Phone: (858) 650-4700

Fax No.: (858) 650-4659



SAN DIEGO COUNTY AIR POLLUTION CONTROL DISTRICT
9150 CHESAPEAKE DRIVE
SAN DIEGO, CA 92123-1096
PHONE (858) 650-4700
FAX (858) 650-4659

FAX TRANSMITTAL COVER SHEET

DATE: October 17, 2003

TO: Xandra Garanzuay
Leighton Consulting
PHONE: 858-569-6914
FAX: 858-268-5199

FROM: Rachelle Overturf
APCD
PHONE: 858-650-4518
FAX: 858-650-4659
EMAIL: rachelle.overturf@sdcounty.ca.gov

NUMBER OF PAGES TRANSMITTED: 1
(including transmittal page)

COMMENTS:

RE: Public Records Request for 628 Deer Springs Rd., Escondido 92069 and 2646 Deer Springs Pl, San Marcos 92069 and 2737 Sarver Ln.

There is no record of the information you requested.

If you have any questions, or need additional information, please contact me.

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
KIM PROPERTY, 628 DEER SPRINGS ROAD
ESCONDIDO, CALIFORNIA

Prepared For:

Stonegate Development

27071 Cabot Road, Suite 106
San Marcos, California 92122-9921

Project No. 600197-001

November 18, 2003



Leighton Consulting, Inc.

A LEIGHTON GROUP COMPANY



Leighton Consulting, Inc.

A LEIGHTON GROUP COMPANY

November 18, 2003

Project No. 600197-001

To: Stonegate Development
27071 Cabot Road, Suite 106
Orange, California 92653

Attention: Joe Perring

Subject: Phase I Environmental Site Assessment Report, Kim Property, 628 Deer Springs
Road, Escondido, California

Leighton Consulting, Inc. is pleased to present this Phase I Environmental Site Assessment Report for the subject site.

If you have any questions regarding this report, please do not hesitate to contact me. We appreciate the opportunity to be of service.

Respectfully submitted,
LEIGHTON CONSULTING, INC.

Thomas E. Mills, RG 4439 (Exp. 6/30/04)
Principal Geologist

Xandra R. Garanzuay
Project Manager

XRG/TEM

Distribution: (3) Addressee

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
EXECUTIVE SUMMARY	E-i
1.0 INTRODUCTION	1
1.1 AUTHORIZATION	1
1.2 PURPOSE	1
1.3 SCOPE OF WORK	1
1.4 SIGNIFICANT ASSUMPTIONS	1
1.5 LIMITATIONS AND EXCEPTIONS	2
1.6 SPECIAL TERMS AND CONDITIONS	2
1.7 USER RELIANCE	3
2.0 SITE DESCRIPTION	4
2.1 SITE LOCATION AND LEGAL DESCRIPTION	4
2.2 SITE AND VICINITY GENERAL CHARACTERISTICS	4
2.3 CURRENT USE OF THE SITE	4
2.4 DESCRIPTIONS OF STRUCTURES, ROADS AND OTHER IMPROVEMENTS ON THE SITE	4
2.5 CURRENT USES OF ADJOINING PROPERTIES	5
3.0 USER PROVIDED INFORMATION	6
3.1 TITLE RECORDS	6
3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS	6
3.3 SPECIALIZED KNOWLEDGE	6
3.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES	6
3.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION	6
3.6 REASON FOR PERFORMING PHASE I	6
3.7 OTHER	7
4.0 RECORDS REVIEW	8
4.1 STANDARD ENVIRONMENTAL RECORD SOURCES	8
4.1.1 <i>Site</i>	8
4.1.2 <i>Offsite</i>	8
4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES	10
4.3 PHYSICAL SETTING SOURCE(S)	10
4.3.1 <i>Topography</i>	10
4.3.2 <i>Surface Water</i>	7
4.3.3 <i>Geology and Soils</i>	11
4.3.4 <i>Hydrogeology</i>	11
4.3.5 <i>Wetlands and Floodplain</i>	12
4.3.6 <i>Oil and Gas Fields</i>	12



4.4	HISTORICAL USE INFORMATION ON THE PROPERTY.....	12
4.4.1	<i>Aerial Photographs</i>	12
4.4.2	<i>Sanborn Maps</i>	13
4.4.3	<i>Historical Topographic Maps</i>	13
4.4.4	<i>Historical City Directories</i>	13
4.4.5	<i>Additional Resources</i>	13
4.4.6	<i>Summary of Historical Land Use</i>	14
5.0	SITE RECONNAISSANCE	15
5.1	METHODOLOGY AND LIMITING CONDITIONS	15
5.2	GENERAL SITE SETTING	15
5.3	EXTERIOR AND INTERIOR OBSERVATIONS.....	15
5.3.1	<i>Hazardous Substances, Drums, and Other Chemical Containers</i>	15
5.3.2	<i>Storage Tanks</i>	15
5.3.3	<i>Polychlorinated Biphenyls (PCBs)</i>	15
5.3.4	<i>Waste Disposal</i>	16
5.3.5	<i>Dumping</i>	16
5.3.6	<i>Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Cisterns, and Sumps</i>	16
5.3.7	<i>Pesticide Use</i>	16
5.3.8	<i>Staining and Discolored Soils</i>	16
5.3.9	<i>Stressed Vegetation</i>	16
5.3.10	<i>Unusual Odors</i>	16
5.3.11	<i>Onsite Wells</i>	16
5.3.12	<i>Asbestos</i>	17
5.3.13	<i>Lead-Based Paint</i>	17
5.3.14	<i>Other Observations</i>	17
6.0	INTERVIEWS	18
6.1	INTERVIEW WITH OWNER.....	18
6.2	INTERVIEW WITH SITE/PROPERTY MANAGER	18
6.3	INTERVIEWS WITH OCCUPANTS.....	18
6.4	INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS	18
6.5	INTERVIEWS WITH OTHERS	18
7.0	FINDINGS	19
7.1	ONSITE.....	19
7.2	OFFSITE	19
8.0	OPINION	20
8.1	ONSITE.....	20
8.2	OFFSITE	20
9.0	CONCLUSIONS AND RECOMMENDATIONS	21
10.0	DEVIATIONS	22
11.0	ADDITIONAL SERVICES	23



12.0 QUALIFICATIONS.....24

12.1 CORPORATE24

12.2 INDIVIDUAL24

List of Accompanying Illustrations and Appendices

Figure 1 -Site Location Map -Rear of Text

Figure 2 -Site Plan - Rear of Text

Appendix A - References

Appendix B - Site Reconnaissance Photographs

Appendix C - FirstSearch Report

Appendix D - Records of Communication



EXECUTIVE SUMMARY

Leighton Consulting, Inc. (Leighton Consulting) performed a Phase I Environmental Site Assessment (ESA) of the 5.24-acre property located at 628 Deer Springs Road northwest of the City of Escondido and northeast of the City of San Marcos, San Diego County, California (Figure 1 – Site Location Map). The purpose of this ESA was to identify, to the extent feasible pursuant to the processes prescribed in ASTM E1527-00, recognized environmental conditions in connection with the subject property (Site). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. The scope of work for this Phase I ESA included: records review; site reconnaissance; interviews; and report preparation.

On October 6 and 7, 2003, Leighton Consulting personnel conducted a reconnaissance-level visit of the Site to observe and document existing site conditions and the nature of the neighboring property development within ¼ mile of the Site. The Site consists of 5.24 acres and is developed with a greenhouse. The surrounding areas are undeveloped, ranching and residential properties.

No evidence or suspicion of release(s) of petroleum products or chemicals onto the land surface, nor signs of stressed vegetation, disposals, ground settlement or other similar conditions were observed during the site inspection.

An environmental database report prepared by FirstSearch was reviewed for local, state, and federal listings for properties within the site vicinity. Regulatory database lists were reviewed for cases pertaining to leaking USTs and ASTs, hazardous waste sites, and abandoned sites within the specified radii of standards established by the ASTM. The FirstSearch report did not identify any facilities that appear to represent a potential source of migration of hazardous substances to soil or groundwater beneath the Site.

Leighton Consulting performed a Phase I ESA for the Site in conformance with the scope and limitations of ASTM Practice E1527-00. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. Leighton Consulting did not identify any recognized environmental conditions that we believe merit further investigation for the purposes of the transaction for which this assessment was prepared with the exception of the following: pesticides are known to be used at the Site for the greenhouse operations.

Based upon the findings of this Phase I ESA, Leighton Consulting recommends:

- Prior to demolition or renovation of the site building(s), a comprehensive asbestos survey and lead-based paint survey should be performed. If asbestos or lead-based paint is found in the building materials that will be disturbed by the demolition/renovation activities, the material should be abated by a qualified contractor under current local, state and federal regulations.



- Collection and analysis of four (4) surface (0-0.5 feet) soil samples within the greenhouse and additional four (4) samples on the remainder of the Site for the presence of organochlorine pesticides.
- Properly removing the aboveground storage tank, septic system and associated piping according to local and state regulations.
- In general, observations should be made during any future site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, staining soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.



1.0 INTRODUCTION

1.1 Authorization

Leighton Consulting, Inc. (Leighton Consulting) performed a Phase I Environmental Site Assessment (ESA) of the property located at 628 Deer Springs Road northwest of the City of Escondido and northeast of the City of San Marcos, San Diego County, California (collectively referred to as the “Site” – Figure 1) in accordance with Stonegate Development’s authorization. The Site is currently undeveloped.

1.2 Purpose

Stonegate Development requested that Leighton Consulting conduct a Phase I ESA of the Site. The purpose of the ESA is to identify, to the extent feasible pursuant to the processes prescribed in ASTM E1527-00, recognized environmental conditions in connection with the property.

1.3 Scope of Work

The scope of work was performed in accordance with Leighton Consulting’s proposal and included the following tasks:

- A reconnaissance-level visit of the Site for evidence of the release(s) of hazardous materials and petroleum products and to assess the potential for onsite releases of hazardous materials and petroleum products;
- Records review;
- Interviews; and
- Preparation of a report presenting our findings.

1.4 Significant Assumptions

Leighton Consulting assumes that the purpose of this ESA is to provide appropriate inquiry into the previous ownership and use of the Site so that the Client may qualify for the “innocent landowner defense” under CERCLA (42 USC subparagraphs 9601(35) and 9607(b)(3)). Leighton Consulting also assumes that the information provided by the Client, regulatory database provider, and regulatory agencies is true and reliable.



1.5 Limitations and Exceptions

Site-specific activities performed by Leighton Consulting and information collected regarding these activities are summarized in the following sections. The findings of this ESA are presented in Section 7.0. Opinions and conclusions drawn by Leighton Consulting, based on the information collected as part of the ESA, are presented in Sections 8.0 and 9.0, respectively.

Due to lack of available historical resources, historical records have not been reviewed prior to 1928. References are included in Appendix A.

This ESA was conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

The observations and conclusions presented in this report are professional opinions based on the scope of activities, work schedule, and information obtained through the ESA described herein. Opinions presented herein apply to site conditions existing at the time of our study and cannot necessarily be taken to apply to site conditions or change that we are not aware of or have not had the opportunity to evaluate. It must be recognized that conclusions drawn from these data are limited to the amount, type, distribution, and integrity of the information collected at the time of the investigation, the methods utilized to collect and evaluate the data, and that a full and complete determination of environmental risks cannot be made. Although Leighton Consulting has taken steps to obtain true copies of available information, we make no representation or warranty with respect to the accuracy or completeness of this information.

1.6 Special Terms and Conditions

The scope of work for this Phase I ESA did not include testing of electrical equipment for the presence of polychlorinated biphenyls (PCBs) or collection of other environmental samples such as air, water, building materials, or paint; assessment of natural hazards such as naturally occurring asbestos, radon gas or methane gas; assessment of the potential presence of radionuclides; or assessment of nonchemical hazards such as the potential for damage from earthquakes or floods, or the presence of endangered species or wildlife habitats. This ESA also did not include an extensive assessment of the environmental compliance status of the Site or of the businesses operating at the Site, or a health-based risk assessment.



1.7 User Reliance

This report is for the exclusive use of Stonegate Development. Use of this report by any other party shall be at such party's sole risk.



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2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The Site is located north of Deer Springs Road and west of Deer Springs Place northwest of the City of Escondido and northeast of the City of San Marcos, San Diego County, California (Figure 1). One address was found to be associated with the Site: 628 Deer Springs Road. The County of San Diego Assessor's Office designates the Site as Assessor Parcel Number (APN): 182-040-36.

2.2 Site and Vicinity General Characteristics

The Site is developed with a greenhouse (Photos 1 through 8 in Appendix B). The surrounding areas are undeveloped, ranching and residential properties.

2.3 Current Use of the Site

The Site is developed with a greenhouse (Photos 1 through 8 and Figure 2).

2.4 Descriptions of Structures, Roads and Other Improvements on the Site

The Site consists of 5.24 acres. It is developed with a greenhouse on the southern area, and the northern area is undeveloped (Figure 2).

The following utilities provide service to the Site:

Heating	:	Former propane AST
Water	:	Vallecitos Water District (VWD)
Electric	:	San Diego Gas & Electric
Sanitary Wastewater	:	VWD
Solid Waste Disposal	:	EDCO



2.5 Current Uses of Adjoining Properties

The Site is currently bordered by ranching and residential properties and Deer Springs Place to the east; a residence, undeveloped property and Deer Springs Lane to the north; undeveloped property to the south; and a residence to the west.



3.0 USER PROVIDED INFORMATION

The user of this Phase I ESA is identified as Stonegate Development (Stonegate).

3.1 Title Records

Leighton Consulting was not provided a preliminary title report.

3.2 Environmental Liens or Activity and Use Limitations

Evidence of environment liens or activity or land use limitations was not disclosed to Leighton Consulting.

3.3 Specialized Knowledge

Specialized knowledge about the Site was not disclosed to Leighton Consulting.

3.4 Valuation Reduction for Environmental Issues

Evidence of valuation reduction for environmental issues was not disclosed to Leighton Consulting.

3.5 Owner, Property Manager, and Occupant Information

The property owner is Sun Y. Kim.

3.6 Reason for Performing Phase I

Leighton Consulting assumes that the purpose of this ESA is to provide appropriate inquiry into the previous ownership and use of the Site so that the Client may qualify for the “innocent landowner defense” under CERCLA (42 USC subparagraphs 9601(35) and 9607(b)(3)).



3.7 Other

Stonegate provided Leighton Consulting a Phase I ESA for an adjacent site prepared by CTL Environmental Services (CTL Environmental), dated April 18, 2000. Leighton Consulting reviewed the report for pertinent information.



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4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

A search of selected government databases was conducted by Leighton Consulting using the Environmental FirstSearch (FirstSearch) environmental database report system. Details of the database search along with descriptions of each database researched are provided in the FirstSearch report (Appendix C).

4.1.1 Site

The Site was not identified on the FirstSearch report.

4.1.2 Offsite

Federal NPL List: The Environmental Protection Agency's (EPA) National Priorities List (NPL) of uncontrolled or abandoned hazardous waste sites was reviewed for sites within a mile radius of the Site. To appear on the NPL, sites must have met or surpassed a predetermined hazard ranking system score, been chosen as a State's top priority site, pose a significant health or environmental threat, or be a site where the EPA has determined that remedial action is more cost effective than removal action. The database search did not identify any NPL sites within a mile of the Site.

Federal CERCLIS List: The EPA's Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) listings were reviewed to determine if sites within 0.5 miles of the Site are listed for investigation. The CERCLIS database identifies hazardous waste sites that require investigation and possible remedial action to mitigate potential negative impacts on human health or the environment. The database search did not identify any State equivalent CERCLIS facilities within 0.50 miles of the Site.

Federal RCRA List: The current Resource Conservation Recovery Act (RCRA) Notifiers List was reviewed to determine if RCRA treatment, storage, or disposal sites (TSDs) are located within 0.50 miles of the Site. The database search did not identify any RCRA TSD facilities within 0.50 miles of the Site.



The RCRA Corrective Action Sites List is maintained for sites, which are undergoing "a corrective action." A corrective action order is issued when there has been a release of hazardous waste constituents into the environment from a RCRA facility. The database search did not identify any RCRA Corrective Action facilities within a mile of the Site.

The RCRA regulated hazardous waste generator notifiers list was reviewed to determine if RCRA generator facilities are located on or adjoining the Site. The database search did not identify any generators located adjacent to the Site.

Emergency Response Notification System (ERNS): The EPA's database of emergency response actions was reviewed. The database search did not identify any ERNS listings located adjacent to the Site.

Department of Toxic Substances Control (CALSITES) Sites: The Department of Toxic Substances Control (DTSC) CALSITES database contains potential or confirmed hazardous substance release properties. The database search did not identify any CALSITES facilities within a mile radius of the Site.

Solid Waste Landfill Facilities: This database, provided by the Department of Consumer and Regulatory Affairs, consists of both open, as well as closed and inactive solid waste disposal facilities and transfer stations (SWL). The database search did not identify any SWL sites within 0.50 miles of the Site.

Underground Storage Tank (UST) Sites: The California State Water Resources Control Board (SWRCB) Underground Storage Tank inventory list was reviewed to determine if any USTs are located adjacent to the Site. The database search did not identify any UST facilities adjacent to the Site.

Leaking Underground Storage Tank (LUST) Sites: The EPA maintains lists of information pertaining to reported leaking underground storage tanks (LUSTs) in the state. The database search did not identify any LUST facilities within 0.5 miles of the Site.

Unmapped Listings: Several unmapped listings were reported. Based on the information provided in the database report, and their location to the subject property, it appears that these unmapped sites are not likely to have the potential to adversely impact the subject property.



4.2 Additional Environmental Record Sources

On October 14, 2003, a file review request was forwarded to San Diego County Department of Environmental Health (DEH) via facsimile. In a response dated October 30, 2003, the DEH stated that records were found for the Site. Gradient obtained a copy of and reviewed these records. A permit to close and remove two USTs and associated piping at the Site was issued to Thorton Flower Growers in July 1991. Analytical results for four samples collected in July 1991 and analyzed for total petroleum hydrocarbons were non detect. A compliance inspection report dated July 2, 1992 reports that, after a visit by the DEH, the Site was found to not have USTs, hazardous materials or to generate hazardous waste. A status verification request for the Site, dated June 1992, indicates that the UST case was inactivated on July 23, 1992. A copy of these records is included in Appendix D.

On October 14, 2003, a file review request was forwarded to the California Regional Water Quality Control Board (RWQCB), San Diego Region, via facsimile. On October 15, 2003, the RWQCB indicated via telephone that no records were found for the Site. A copy of the letter is included in Appendix D.

On October 14, 2003, a file review request was forwarded to the Air Pollution Control District (APCD) via facsimile. In a facsimile dated October 17, 2003, the APCD indicated that no records were found for the Site. A copy of the letter is included in Appendix D.

In 1990, the State of California (1990) conducted a radon survey in the state. The results of the survey indicate that for the 182 samples obtained from residential homes in Region 9, which includes San Diego County, the arithmetic mean radon levels were 0.6 picoCuries per liter of air (pCi/l).] This average total is below the U. S. EPA radon action level of 4 pCi/l of air. Therefore, the potential for elevated radon levels at the Site appears to be low.

4.3 Physical Setting Source(s)

Leighton Consulting reviewed pertinent maps and readily available literature for information on the physiography and hydrogeology of the Site. A summary of this information is presented in the following subsections.

4.3.1 Topography

The Site is located in Township 11 South, Range 3 West, Section 25, located northeast of the City of Escondido and northwest of the City of San Marcos, San Diego County, California. Topographic map coverage of the site vicinity is provided by the United States Geological Survey (USGS) "San Marcos, California" Quadrangle (1968, photorevised 1983) and the "Oceanside 30 x 60 Minute" Quadrangle (1982). No structures are depicted on the Site or surrounding



properties. Evidence of oil wells or water wells was not noted onsite. The Site elevation is approximately 250 meters above mean sea level.

4.3.2 Surface Water

As shown on the USGS “San Marcos, California” Quadrangle, an unidentified creek runs north to south approximately 1 mile west of the Site, adjacent to Twin Oaks Valley Road. An unidentified creek runs east to west approximately 0.5 miles north of the Site and trends to the south at Sarver Lane. The Second San Diego Aqueduct is located approximately 2.5 miles northwest of the Site. An unidentified creek is located approximately 1.5 miles east of the Site and parallels Highway 15 (1968, photorevised 1983).

4.3.3 Geology and Soils

The local geology consists of the Cienega Series, “which occurs on 5 to 75 percent slopes and consists of rolling to mountainous uplands.” The soils are “brown, medium acid, coarse sandy loam about 10 inches thick and are excessively drained” (CTL Environmental, 2000). In addition, Leighton & Associates (Leighton) reports that “the Site is located within the coastal subprovince of the Peninsular Ranges Geomorphic Province, near the western edge of the southern California batholith. Primarily, the Site is underlain by the Cretaceous-aged Granite of the southern California batholith with minor amounts of Jurassic-aged metavolcanic rock along the western margin. Erosion and regional tectonic uplift created the valleys and ridges of the area” (Leighton, 2002).

4.3.4 Hydrogeology

The Site is located in the Carlsbad Hydrologic Unit, San Marcos Hydrologic Area, Twin Oaks Hydrologic Sub-area. Groundwater has municipal, agricultural and industrial beneficial use (California RWQCB, 1994). The groundwater flow direction beneath the Site is assumed to be to the south/southwest (CTL Environmental, 2000.) CTL Environmental reported that “groundwater occurs as shallow unconfined and/or confined aquifers at depths ranging from 10 to 150 feet below ground surface” for the vicinity (CTL Environmental, 2000).



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4.3.5 Wetlands and Floodplain

The Site inspection did not reveal existing wetlands or any conditions, such as reeds on standing water, that would indicate the presence of a wetland on the Site. In addition, Leighton Consulting's review of the USGS topographic maps revealed no evidence of wetlands on the Site. The FirstSearch report did not identify wetlands.

According to the FirstSearch report, the Site is located outside the 500-year flood zone.

4.3.6 Oil and Gas Fields

Leighton Consulting reviewed the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, Regional Wildcat Map, Number W1-7, dated April 7, 1990. No evidence of onsite oil wells or oilfield-related facilities was observed on the Site.

4.4 Historical Use Information on the Property

Leighton Consulting conducted personal interviews and reviewed selected aerial photographs and topographic maps. These references were reviewed for evidence of activities which would suggest the potential presence of hazardous substances at the Site and to evaluate the potential for the Site to be impacted by offsite sources of contamination. The following paragraphs are a chronological summary of the review.

4.4.1 Aerial Photographs

Historical aerial photographs were reviewed for information regarding past Site uses. Aerial photographs were reviewed for the following years: 1928, 1953, 1973, 1978 and 1989. Reference photographs are provided in Appendix E.

In the **1928** aerial photograph, the Site and surrounding properties to the north, east and west appear to be cleared of vegetation. Surrounding property to the south is undeveloped.

In the **1953** aerial photograph, the Site and surrounding properties to the north, south and west are undeveloped. An orchard is noted to the east.



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In the 1973 aerial photograph, land use changes are not observed at the Site and surrounding property to the south and east. Unpaved road cross the Site. An unpaved road is observed on the northern boundary. A structures is observed to the west-northwest and a second structure is observed to the north-northwest.

In the 1978 aerial photograph, the present-day greenhouse is observed in the southern portion of the Site. On the remainder of the Site, the north-central area appears graded and the northern area is undeveloped. The southern area of the adjacent property to the west appears graded and a tennis court is noted to the west. The surrounding property to the north appears graded and cleared of vegetation. Land use changes are not observed to the south and northwest.

In the 1989 aerial photograph, land use changes are not observed at the Site and surrounding properties to the south, east and west. The adjacent property to the northwest appears to be cleared of vegetation.

4.4.2 Sanborn Maps

Sanborn Map coverage does not exist for the Site.

4.4.3 Historical Topographic Maps

A historical topographic map was reviewed for information regarding past Site uses. Topographic map coverage of the site vicinity is provided by the "San Marcos, California" Quadrangle (1968, photorevised 1983). No structures are depicted at the Site and surrounding properties.

4.4.4 Historical City Directories

Historical City Directories were not reviewed for the Site.

4.4.5 Additional Resources

A jurisdictional wetlands map, provided by Fuscoe Engineering (Fuscoe), was reviewed for the presence of wetlands (Fuscoe, 2003). Wetlands were not noted at the Site.



4.4.6 Summary of Historical Land Use

Based on historical records, land usage is summarized as follows:

Time Period	Land Usage	Reference
Prior to 1928	Unknown	None available
Approximately 1928 to 1969	Undeveloped	Aerial Photographs
1969 to Present	South - Nursery North - Undeveloped	Aerial Photographs, Site Questionnaire, Site Visit



5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

On October 6 and 7, 2003, a representative of Leighton Consulting conducted a reconnaissance-level assessment of the Site. The site reconnaissance consisted of the observation and documentation of existing site conditions and nature of the neighboring property development within ¼ mile of the Site. Photographs of the Site are presented in Appendix B and their view directions are noted on Figure 2. Items noted during the site reconnaissance are also noted on Figure 2.

5.2 General Site Setting

The Site is developed with a greenhouse. Leighton Consulting was provided access to all areas of the Site and to the northern part of the greenhouse.

5.3 Exterior and Interior Observations

5.3.1 Hazardous Substances, Drums, and Other Chemical Containers

Leighton Consulting did not observe storage of hazardous or regulated substance containers at the Site.

5.3.2 Storage Tanks

No evidence of underground storage tanks (USTs) (such as vent lines, fill or overfill ports) was observed on the Site. One aboveground storage tank was observed and is noted on Figure 2 (Photo 4). The tank was unmarked and, based on Leighton Consulting's experience, may be propane used to heat the greenhouse in the winter.

5.3.3 Polychlorinated Biphenyls (PCBs)

No visual evidence of PCBs was observed onsite.



5.3.4 Waste Disposal

Trash generated at the Site is removed by the offsite contractor EDCO.

5.3.5 Dumping

Evidence of waste dumping was observed onsite. Areas of nursery-related debris were observed adjacent to the northwestern corner of the greenhouse and at the north-central area of the Site.

5.3.6 Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Cisterns, and Sumps

No evidence of pits, ponds, lagoons, wastewater, drains, cisterns, and sumps was observed at the Site. Ms. Kim stated a septic system is present.

5.3.7 Pesticide Use

No pesticides were observed onsite. In a telephone interview with the owner, Ms. Kim, she stated that pesticides are used in the greenhouse at the Site.

5.3.8 Staining and Discolored Soils

No evidence of staining and discolored soils was observed at the Site.

5.3.9 Stressed Vegetation

No stressed vegetation was observed onsite.

5.3.10 Unusual Odors

No unusual odors were detected onsite.

5.3.11 Onsite Wells

No oil or gas production wells were observed or reported at or adjacent to the Site.



5.3.12 Asbestos

An asbestos survey was not performed as part of this investigation. Due to the age of the structures, it is possible that asbestos-containing building materials are present in these structures. An asbestos survey should be completed prior to any demolition or remodeling activities.

5.3.13 Lead-Based Paint

A lead-based paint survey was not performed as part of this investigation. Due to the age of the structures, it is possible that lead-based paint is present in these structures. A lead-based paint survey should be completed prior to any demolition or remodeling activities.

5.3.14 Other Observations

Leighton Consulting did not make any other observations.



6.0 INTERVIEWS

Leighton Consulting conducted interviews with persons having knowledge of current or past Site usage. Interviews were conducted either orally or in the form of a written questionnaire.

Leighton Consulting faxed its Standard Phase I ESA Owner/Site Contact Interview Form to Sun Y. Kim, the property owner, on October 13, 2003.

6.1 Interview With Owner

Ms. Kim stated that the greenhouse at the 5.24-acre Site was built in 1969 and that she has owned the property since 1996. She listed growing cucumbers as the present property use. She stated that prior to 1995, roses were grown at the greenhouse. Ms. Kim stated that a septic system exists at the Site. She was not aware of storage of any hazardous materials or environmental concerns associated with the Site. On October 14, 2003, Leighton Consulting spoke with Ms. Kim. She stated that the AST noted at the Site is a propane tank that it is not in use. Ms. Kim also stated that she plans to remove it. Leighton Consulting inquired about pesticide use, and she stated that pesticides are used at the Site.

6.2 Interview With Site/Property Manager

Leighton Consulting did not interview a site/property manager.

6.3 Interviews With Occupants

Leighton Consulting did not interview any occupants.

6.4 Interviews With Local Government Officials

Leighton Consulting did not interview local government officials.

6.5 Interviews With Others

Leighton Consulting did not conduct any other interviews for the Site.



Leighton

7.0 FINDINGS

Leighton Consulting performed a Phase I ESA of the property at 628 Deer Springs Road northeast of the City of Escondido and northwest of the City of San Marcos, San Diego County, California. The Site is developed with a greenhouse. The surrounding areas are undeveloped, ranching and residential properties.

7.1 Onsite

Historically, the Site was undeveloped until 1969 when the greenhouse was constructed.

The Site currently is developed with a greenhouse. The property owner stated that pesticides are used onsite. She also noted that a septic system and propane AST are present at the Site. She reported that the propane tank is not currently in use.

7.2 Offsite

Historically, the adjacent properties to the north, west and south were undeveloped, and an orchard was present east of the Site.

The Site is currently bordered by ranching and residential properties and Deer Springs Place to the east; a residence, undeveloped property and Deer Springs Lane to the north; undeveloped property to the south; and a residence to the west.



Leighton

8.0 OPINION

8.1 Onsite

No evidence or suspicion of release(s) of petroleum products or chemicals onto the land surface, nor signs of stressed vegetation, disposals, ground settlement or other similar conditions were observed during the site inspection. Leighton Consulting identified no recognized environmental conditions that we believe merit further investigation for the purposes of the transaction for which this assessment was prepared with the exception of the following: pesticides are known to be used at the Site for the greenhouse operations..

8.2 Offsite

An environmental database report prepared by FirstSearch was reviewed for local, state, and federal listings for properties within the site vicinity. Regulatory database lists were reviewed for cases pertaining to leaking USTs and ASTs, hazardous waste sites, and abandoned sites within the specified radii of standards established by the ASTM. The FirstSearch report did not identify any facilities that appear to represent a potential source of migration of hazardous substances to soil or groundwater beneath the Site.



Leighton

9.0 CONCLUSIONS AND RECOMMENDATIONS

Leighton Consulting performed a Phase I ESA for the Site in conformance with the scope and limitations of ASTM Practice E1527-00. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. This assessment has revealed evidence of recognized environmental conditions in connection with the property, specifically pesticide use.

Based upon the findings of this Phase I ESA, Leighton Consulting recommends:

- Prior to demolition or renovation of the site building(s), a comprehensive asbestos survey and lead-based paint survey should be performed. If asbestos or lead-based paint is found in the building materials that will be disturbed by the demolition/renovation activities, the material should be abated by a qualified contractor under current local, state and federal regulations.
- Collection and analysis of four (4) surface (0-0.5 feet) soil samples within the greenhouse and additional four (4) samples on the remainder of the Site for the presence of organochlorine pesticides.
- Properly removing the aboveground storage tank, septic system and associated piping according to local and state regulations.
- In general, observations should be made during any future site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, staining soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.



10.0 DEVIATIONS

Leighton Consulting did not deviate from or alter the scope of work, as defined in Section 1.3 of this report, in any way.



11.0 ADDITIONAL SERVICES

Leighton Consulting did not perform any work outside the scope of work as defined in Section 1.3 of this report.



Leighton

12.0 QUALIFICATIONS

12.1 Corporate

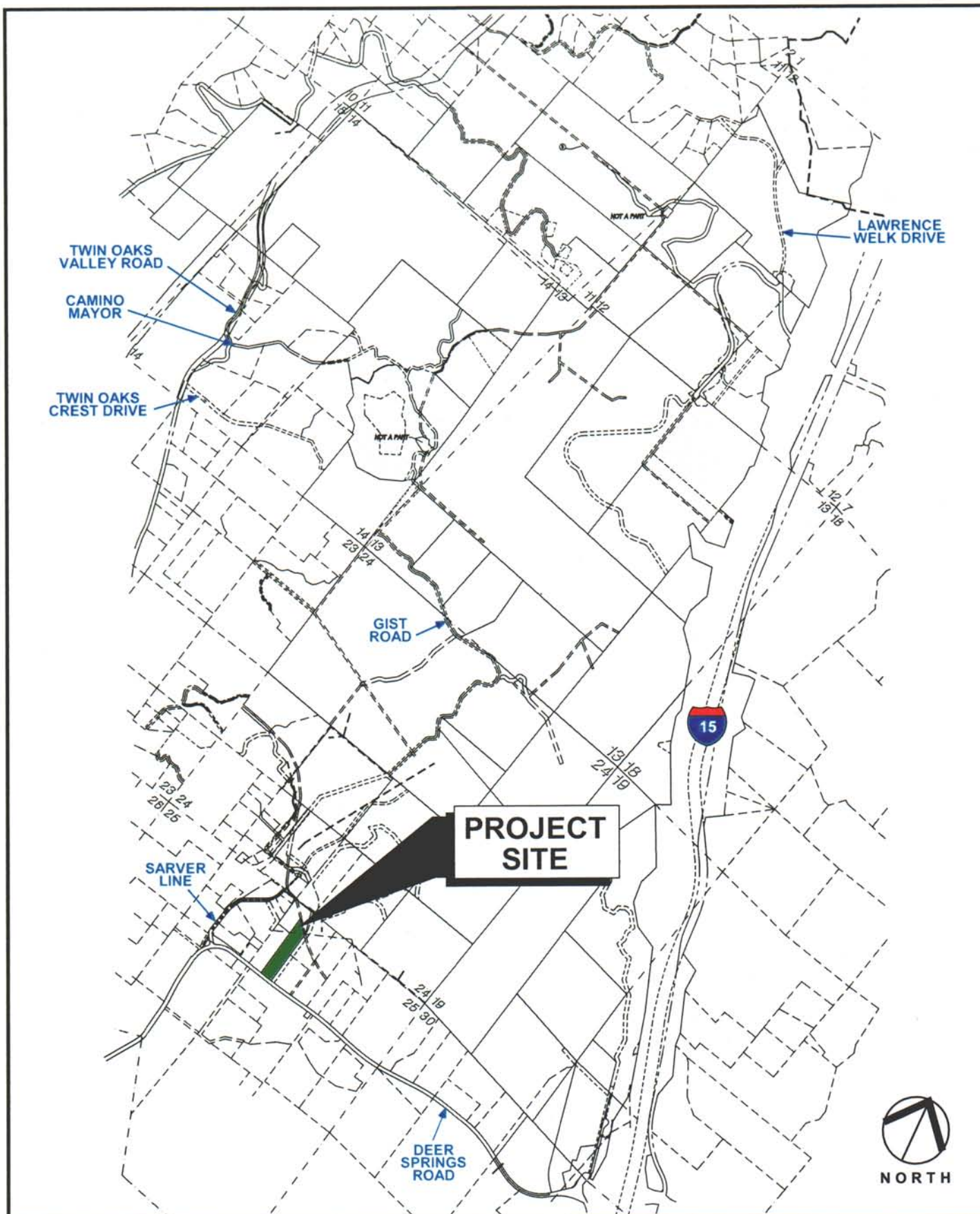
Leighton Group, Inc. is the parent firm for three firms, of which Leighton Consulting, Inc. is one. The other two firms are Leighton and Associates, Inc. and Teratest Labs, Inc. Leighton Consulting provides professional services in environmental engineering that involves the application of science and engineering to environmental compliance, contamination assessment and cleanup, and the management of hazardous, solid and industrial waste. Phase I Environmental Site Assessments are a part of this practice area and have been conducted by Leighton Consulting.

12.2 Individual

The qualifications of the Project Manager and the other Leighton Consulting environmental professionals involved in this Phase I ESA meet the Leighton Consulting corporate requirements for performing Phase I ESAs. In addition, Thomas E. Mills is a Registered Geologist and Registered Environmental Assessor II.



Leighton



SITE LOCATION MAP

Stonegate Development
Merriam / Kim Property
Escondido, California

Project No.	600197-001
Scale	Not to scale
Engr./Geol.	TEM/XRG
Drafted By	KAM
Date	November 2003

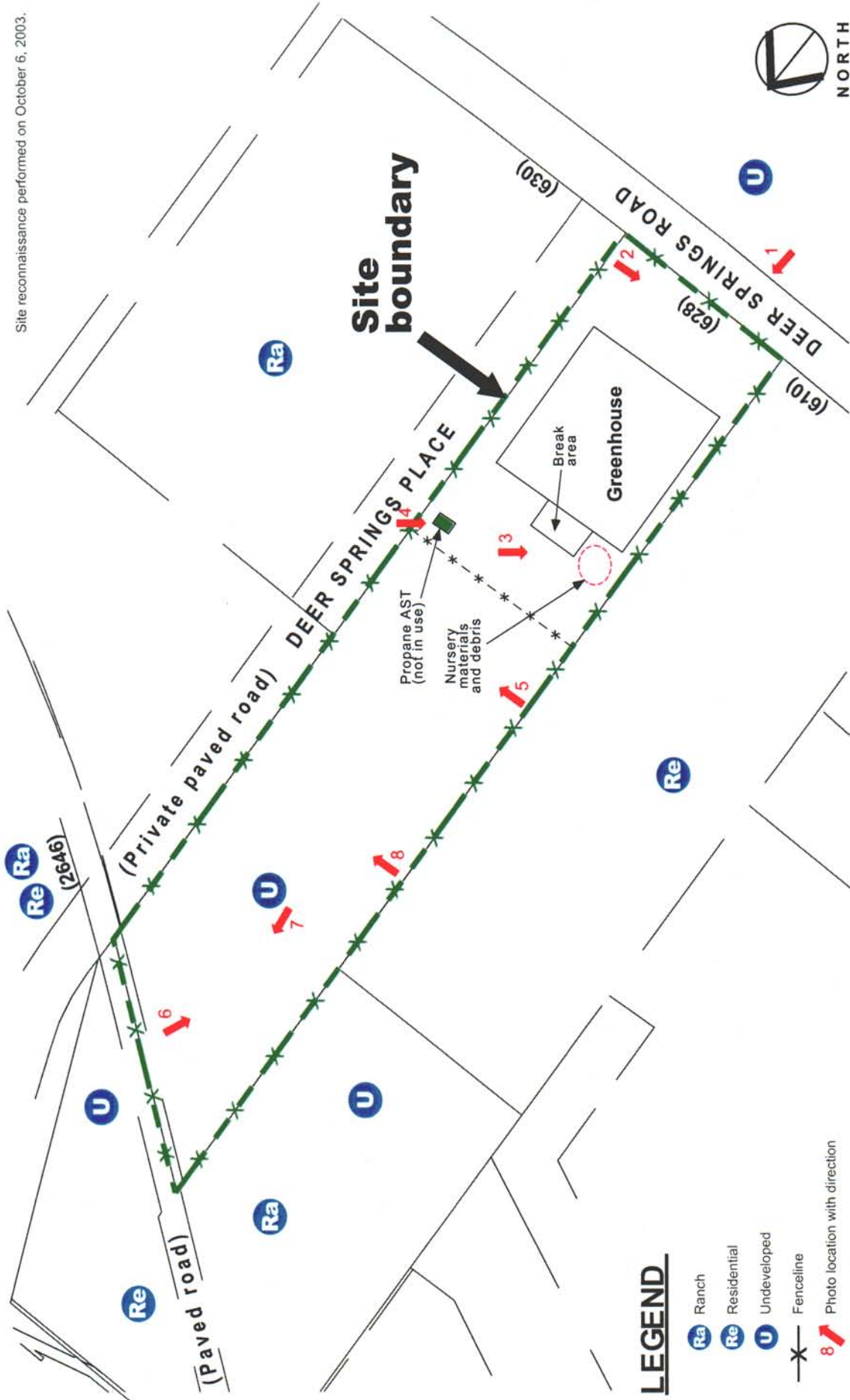
Leighton Consulting, Inc. A LEIGHTON GROUP COMPANY



NORTH



Figure No. 1



LEGEND

- Ra Ranch
- Re Residential
- U Undeveloped
- Fenceline
- ➔ 8 Photo location with direction

SITE PLAN

Stonegate Development
Merriam / Kim Property
Escondido, California

Project No.	600197-001
Scale	Not to scale
Engr./Geol.	TEM/XRG
Drafted By	KAM
Date	November 2003

Leighton Consulting, Inc.
A LEIGHTON GROUP COMPANY



Figure No. 2

APPENDIX A

REFERENCES

APPENDIX A

REFERENCES

ASTM, 2000, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-00, dated May 10, 2000.

California Regional Water Quality Control Board (RWQCB), 1994, Water Quality Control Plan for the Santa Diego Basin (9), September 8, 1994.

Year	Photo Identification Number	Source
1928	24-B,C & 25-B,C	County of San Diego
1953	4M-29, 3M-165, 4M-31	County of San Diego
1973	27-56,57	County of San Diego
1978	22-A-21,22	County of San Diego
1989	1-100	County of San Diego

CTL Environmental Services, 2000, Phase I Environmental Site Assessment, Stonegate Property, Escondido, California, dated April 2000.

Fusco Engineering, 2003, Jurisdictional Water Map.

Regional Wildcat Map Showing Wells not on Division of Oil and Gas Field Maps, 1990, California Department of Conservation, Division of Oil, Gas and Geothermal Resources, Number W1-7, dated April 7, 1990.

Track Info Services, LLC, 2003, Environmental First Search Report dated October 3, 2003.

United States Geological Survey Topographic Map, "San Marcos, California" Quadrangle (1968, photorevised 1983).

United States Geological Survey Topographic Map, "Oceanside 30 x 60 Minute" Quadrangle (1982).

APPENDIX B

SITE RECONNAISSANCE PHOTOGRAPHS

PHOTO NO. 1:

View of the entrance to the property from Deer Springs Road. The green house is show on the right-hand side of the photo in the background. View to north.

**PHOTO NO. 2:**

View of the southern area of the Site, which is undeveloped and south of the green house. View to west.



PHOTO NO. 3:

View of the northern end of the green house showing a break/kitchen area on the left-hand side and nursery supplies and debris on the right-hand side. View to the southwest.

**PHOTO NO. 4:**

View of an aboveground storage tank adjacent to the northeast corner of the green house. The tank is unmarked. View to southwest.



PHOTO NO. 5:

View of the central area of the Site, showing an undeveloped area that appeared to have been formerly used as part of the nursery operations. View to southeast.

**PHOTO NO. 6:**

View of the undeveloped northern area of the Site showing the western boundary, marked by the fence on the right-hand side of the photo. View to southwest.



PHOTO NO. 7:

View of the northern area of the Site. The paved road in the background marks the northern boundary. View to north.

**PHOTO NO. 8:**

View of the central area of the Site showing plastic pipes and other nursery-related items adjacent to the western site boundary. View to east.



APPENDIX C

FIRSTEARCH REPORT

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

TARGET PROPERTY:

628 DEER SPRINGS ROAD

SAN MARCOS CA 92069

Job Number: 600197001

PREPARED FOR:

Leighton Consulting, Inc.

3934 Murphy Canyon Road, B204

San Diego, CA 92123

10-10-03



Tel: (323) 664-9981

Fax: (323) 664-9982

Environmental FirstSearch Search Summary Report

Target Site: 628 DEER SPRINGS ROAD
SAN MARCOS CA 92069

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	07-09-03	1.00	0	0	0	0	0	0	0
CERCLIS	Y	06-09-03	0.50	0	0	0	0	-	0	0
NFRAP	Y	06-09-03	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	07-08-03	0.50	0	0	0	0	-	0	0
RCRA COR	Y	07-08-03	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	07-08-03	0.25	0	0	0	-	-	2	2
RCRA NLR	Y	07-08-03	0.12	0	0	-	-	-	0	0
ERNS	Y	12-31-02	0.12	0	0	-	-	-	0	0
State Sites	Y	04-30-03	1.00	0	0	0	0	0	0	0
Spills-1990	Y	07-01-03	0.12	0	0	-	-	-	0	0
SWL	Y	08-14-03	0.50	0	0	0	0	-	0	0
Permits	Y	06-03-03	0.12	0	0	-	-	-	0	0
Other	Y	04-30-03	0.12	0	0	-	-	-	0	0
REG UST/AST	Y	10-02-03	0.25	0	0	0	-	-	0	0
Leaking UST	Y	12-11-02	0.50	0	0	0	0	-	0	0
Wetlands	Y	11-20-00	0.50	0	0	1	0	-	0	1
Floodplains	Y	NA	0.50	0	0	0	0	-	0	0
- TOTALS -				0	0	1	0	0	2	3

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch
Site Information Report***

Request Date: 10-10-03
Requestor Name: Xandra Garanzuay
Standard: ASTM

Search Type: COORD
Job Number: 600197001
Filtered Report

TARGET ADDRESS: 628 DEER SPRINGS ROAD
SAN MARCOS CA 92069

Demographics

Sites:	3	Non-Geocoded:	2	Population:	NA
Radon:	0.2 - 1.3 PCI/L				

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-117.148762	-117:8:56	Easting:	486134.009
Latitude:	33.197517	33:11:51	Northing:	3673002.093
			Zone:	11

Comment

Comment:KIM/CLARK PROPERTY

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)

Services:

ZIP Code	City Name	ST	Dist/Dir	Sel		Requested?	Date
					Sanborns	No	
					Aerial Photographs	No	
					Topographical Maps	No	
					City Directories	No	
					Title Search	No	
					Municipal Reports	No	
					Online Topos	No	

***Environmental FirstSearch
Sites Summary Report***

TARGET SITE: 628 DEER SPRINGS ROAD
SAN MARCOS CA 92069

JOB: 600197001
KIM/CLARK PROPERTY

TOTAL: 3 **GEOCODED:** 1 **NON GEOCODED:** 2 **SELECTED:** 3

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-78/PUBFH		0.20 SW	1

***Environmental FirstSearch
Sites Summary Report***

TARGET SITE: 628 DEER SPRINGS ROAD
SAN MARCOS CA 92069

JOB: 600197001
KIM/CLARK PROPERTY

TOTAL: 3 **GEOCODED:** 1 **NON GEOCODED:** 2 **SELECTED:** 3

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
3	RCRAGN	AMER TELE & TELE CO SAN MARCOS CAT080034168/SGN	3.5 MI NE OF SAN MARCOS CA 92069	NON GC	
2	RCRAGN	AMER TELE & TELE CO SAN MARCOS CAD980585426/SGN	5 MI NW OF ESCONDIDO CA 92069	NON GC	

JOB: 600197001
KIM/CLARK PROPERTY

Site Details Page - 1

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 628 DEER SPRINGS ROAD
SAN MARCOS CA 92069

JOB: 600197001
KIM/CLARK PROPERTY

RCRA GENERATOR SITE

SEARCH ID: 3

DIST/DIR: NON GC

MAP ID:

NAME: AMER TELE & TELE CO SAN MARCOS
ADDRESS: 3.5 MI NE OF
SAN MARCOS CA 92069
SAN DIEGO
CONTACT: ENVIRONMENTAL MANAGER

REV: 7/8/03
ID1: CAT080034168
ID2:
STATUS: SGN
PHONE: 4154422970

SITE INFORMATION

UNIVERSE TYPE:

SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 628 DEER SPRINGS ROAD
SAN MARCOS CA 92069

JOB: 600197001
KIM/CLARK PROPERTY

RCRA GENERATOR SITE

SEARCH ID: 2

DIST/DIR: NON GC

MAP ID:

NAME: AMER TELE & TELE CO SAN MARCOS
ADDRESS: 5 MI NW OF
ESCONDIDO CA 92029
SAN DIEGO
CONTACT: ENVIRONMENTAL MANAGER

REV: 7/8/03
ID1: CAD980585426
ID2:
STATUS: SGN
PHONE: 4154422137

SITE INFORMATION

UNIVERSE TYPE:

SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Federal Databases and Sources**

ASTM Databases:

CERCLIS: *Comprehensive Environmental Response Compensation and Liability Information System.* The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

Updated quarterly.

CERCLIS-NFRAP (Archive): *Comprehensive Environmental Response Compensation and Liability Information System Archived Sites.* The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Updated quarterly.

ERNS: *Emergency Response Notification System.* The EPA's database of emergency response actions. Source: Environmental Protection Agency. Data since January, 2001, has been received from the National Response Center as the EPA no longer maintains this data.

Updated quarterly.

FINDS: *The Facility Index System.* The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

Updated semi-annually.

NPL: *National Priority List.* The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

Updated quarterly.

RCRIS: *Resource Conservation and Recovery Information System.* The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

RCRA TSD: *Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities.* The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.

ASTM Databases (continued):

RCRA COR: *Resource Conservation and Recovery Information System Corrective Action Sites.* The EPA's database of RCRIS sites with reported corrective action. This information is also reported in the standard RCRIS detailed data.

RCRA GEN: *Resource Conservation and Recovery Information System Large and Small Quantity Generators.* The EPA's database of RCRIS sites that create more than 100kg of hazardous waste per month or meet other RCRA requirements. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

RCRA NLR: *Resource Conservation and Recovery Information System sites No Longer Regulated.* The EPA's database of RCRIS sites that create less than 100kg of hazardous waste per month or do not meet other RCRA requirements.

All RCRA databases are Updated quarterly

**Environmental FirstSearch
Federal Databases and Sources**

Non-ASTM Databases:

HMIRS: Hazardous Materials Incident Response System. This database contains information from the US Department of Transportation regarding materials, packaging, and a description of events for tracked incidents.

Updated quarterly.

NCDB: National Compliance Database. The National Compliance Data Base System (NCDB) tracks regional compliance and enforcement activity and manages the Pesticides and Toxic Substances Compliance and Enforcement program at a national level. The system tracks all compliance monitoring and enforcement activities from the time an inspector conducts and inspection until the time the inspector closes or the case settles the enforcement action. NCDB is the national repository of the 10 regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of regional programs.

Updated quarterly

NPDES: National Pollution Discharge Elimination System. The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.

Updated semi-annually.

NRDB: National Radon Database. The NRDB was created by the EPA to distribute information regarding the EPA/State Residential Radon Surveys and the National Residential Radon Survey. The data is presented by zipcode in Environmental FirstSearch Reports. Source: National Technical Information Service (NTIS)

Updated Periodically

Nuclear: The Nuclear Regulatory Commission's (NRC) list of permitted nuclear facilities.

Updated Periodically

PADS: PCB Activity Database System

The EPA's database PCB handlers (generators, transporters, storers and/or disposers) that are required to notify the EPA, the rules being similar to RCRA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

Updated semi-annually.

Receptors: 1995 TIGER census listing of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

Updated Periodically

Non-ASTM Databases (continued):

RELEASES: *Air and Surface Water Releases.* A subset of the EPA's ERNS database which have impacted only air or surface water.

Updated semi-annually.

Soils: This database includes the State Soil Geographic (STATSGO) data for the conterminous United States. It contains information regarding soil characteristics such as water capacity, percent clay, organic material, permeability, thickness of layers, hydrological characteristics, quality of drainage, surface, slope, liquid limit, and the annual frequency of flooding. Source: United States Geographical Survey (USGS).

Updated quarterly

TRIS: *Toxic Release Inventory System.* The EPA's database of all facilities that have had or may be prone to toxic material releases. Source: Environmental Protection Agency.

Updated semi-annually.

Environmental FirstSearch NEPA Databases and Sources

ACEC: Areas of Critical Environmental Concern. This database contains state and federally designated areas of environmental concern such as endangered species habitats, protected open spaces, parks, conservation areas and wildlife preserves. It also contains contact information for threatened and endangered species. Source: U.S. Fish and Wildlife Services, Ecological Services Offices; State GIS Departments.

Updated periodically.

Fed Land Use: Federal Land data includes information from the following government agencies including Bureau of Indian Affairs, Bureau of Reclamation, Bureau of Land Management, Department of Defense, Forest Service, Fish and Wildlife Service, National Park Service, and the Tennessee Valley Authority. This database also contains data regarding wild and scenic rivers. Source: USGS.

Updated periodically.

Floodplains: 100 year and 500 year flood zone boundaries for select counties in the United States. Source: Federal Emergency Management Agency (FEMA).

This database will be updated as new data becomes available.

Historic Sites: National Register of Historical Places Database. The nation's official list of cultural resources worthy of preservation. Properties listed include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. Source: National Park Service.

Updated yearly.

TOWERS: Tower data encompasses three sources of information from the Federal Aviation Administration and the Federal Communications Commission. FAA data includes the Digital Obstacle File which contains obstruction data for man made objects that affect domestic aeronautical charting products. FCC data includes the Wireless Telecommunication Bureau's Universal Licensing System which contains the Antenna Structure Database and the Cellular Tower Database. FCC data also includes the Mass Media Bureau's Consolidated Database System which includes engineering data for AM, FM, and Television broadcasting stations.

Updated periodically.

Wetlands: U.S. Fish and Wildlife Service produces information on the characteristics, extent, and status of the Nation's wetlands and deepwater habitats. This data is available for select areas of the United States. Source: U.S. Fish and Wildlife Service, National Wetlands Inventory.

This database will be updated as new data becomes available.

**ENVIRONMENTAL FIRST SEARCH
CALIFORNIA DATABASES (DB) AND SOURCES**

CAL SITES: DB TYPE = ST (STATE SITES)

Source: The CAL EPA, Depart. Of Toxic Substances Control
Phone: (916) 323-3400

The CAL EPA Department of Toxic Substances Control (DTSC) maintains a database of information on properties (or sites) in California where hazardous substances have been released, or where the potential for such release exists. The types of properties in the CALSITES database are categorized as: Annual Work Plan, Backlogged Properties, Certified / De-listed Sites, No Further Action, Preliminary Endangerment Assessment in Progress, Preliminary Endangerment Assessment Required, Removal Action Required, Expedited Remedial Action Program, Voluntary Cleanup Program, Deed Restricted Properties, and Referred Properties. For more information on individual sites call the number listed above.

CORTESE: DB TYPE = ST (STATE SITES)

Source: The CAL EPA, Department of Toxic Substances Control
Phone: (916) 445-6532

Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

**SWIS SOLID WASTE INFORMATION SYSTEM: DB TYPE = SW
(SOLID WASTE RELATED SITES)**

Source: The Integrated Waste Management Board
Phone: (916) 255-2331

The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed above.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

WMUDS: DB TYPE = SW (SOLID WASTE RELATED SITES)

Source: The State Water Resources Control Board
Phone: (916) 227-4365

The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

ORANGE COUNTY LANDFILLS: DB TYPE = SW (SOLID WASTE RELATED SITES)

Source: Orange County Health Dept.
Phone: (714) 834-3536

LUSTIS: DB TYPE = LU (LEAKING UNDERGROUND STORAGE TANKS)

Source: The State Water Resources Control Board
Phone: (916) 227-4416

The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database.

**SAN DIEGO COUNTY LEAKING TANKS: DB TYPE = LU
(LEAKING UNDERGROUND STORAGE TANKS)**

Source: San Diego County Dept. of Environmental Health
Phone: (619) 338-2242

Maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed above.

SLIC REGIONS 1 - 9: DB TYPE = SP (SPILLS-90)

Source: The CAL EPA Regional Water Quality Control Boards 1 - 9

The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups. For phone number listings of departments within each region visit their web sites at: <http://www.swrcb.ca.gov/regions.html>

SAN DIEGO COUNTY HE17 PERMITS: DB TYPE = PE (PERMITS)

Source: The San Diego County Depart. Of Environmental Health
Phone: (619) 338-2211

The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed above.

**SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS: DB TYPE = PE
(PERMITS)**

Source: San Bernardino County Fire Dept.
Phone: (909) 387-3080

Handlers and Generators Permit Information Maintained by the Hazardous Materials Div.

LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG: DB TYPE = OT

(OTHER UNIQUE DATABASES)

Source: The Los Angeles County Hazardous Materials Division
Phone: (323) 890-7806

The County of Los Angeles Public Health Investigation Compliant Control Log

ORANGE COUNTY INDUSTRIAL SITE CLEANUPS: DB TYPE = OT

(OTHER UNIQUE DATABASES)

Source: Orange County Environmental Health Agency
Phone: (714) 834-3536

AST ABOVEGROUND STORAGE TANKS: DB TYPE = US (UNDERGROUND STORAGE TANKS)

Source: The State Water Resources Control Board
Phone: (916) 227-4364

The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation.

SWEEPS / FIDS STATE REGISTERED UNDERGROUND STORAGE TANKS: DB TYPE = US

Source: CAL EPA Dept of Toxic Substances Control
Phone: (916) 227-4404

Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed above.

CUPA DATABASES & SOURCES
(DB TYPE = US (UNDERGROUND STORAGE TANKS))

DEFINITION OF A CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994.

A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified.

Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

ALAMEDA COUNTY CUPA'S

- * County of Alameda Department of Environmental Health
- * Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union

ALPINE COUNTY CUPA

- * Health Department (Only updated by agency annually)

AMADOR COUNTY CUPA

- * County of Amador Environmental Health Department

BUTTE COUNTY CUPA

- * County of Butte Environmental Health Division (Only updated by agency biannually)

CALAVERAS COUNTY CUPA

- * County of Calaveras Environmental Health Department

COLUSA COUNTY CUPA

- * Environmental Health Dept.

CONTRA COSTA COUNTY CUPA

- * Hazardous Materials Program

DEL NORTE COUNTY CUPA (US)

- * Department of Health and Social Services

EL DORADO COUNTY CUPA'S

- * County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)
- * County of El Dorado EMD Tahoe Division (Only updated by agency annually)

FRESNO COUNTY CUPA

- * Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA

- * Air Pollution Control District

HUMBOLDT COUNTY CUPA (US)

- * Environmental Health Division

IMPERIAL COUNTY CUPA (US)

- * Department of Planning and Building

INYO COUNTY CUPA (US)

- * Environmental Health Department

KERN COUNTY CUPA (US)

- * County of Kern Environmental Health Department
- * City of Bakersfield Fire Department

KINGS COUNTY CUPA (US)

- * Environmental Health Services

LAKE COUNTY CUPA (US)

- * Division of Environmental Health

LASSEN COUNTY CUPA (US)

- * Department of Agriculture

LOS ANGELES COUNTY CUPA'S (US)

- * County of Los Angeles Fire Department
- * County of Los Angeles Environmental Programs Division
- * Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA (US)

- * Environmental Health Department

MARIN COUNTY CUPA (US)

- * County of Marin Office of Waste Management
- * City of San Rafael Fire Department

MARIPOSA COUNTY CUPA (US)

- * Health Department

MENDOCINO COUNTY CUPA (US)

- * Environmental Health Department

MERCED COUNTY CUPA (US)

- * Division of Environmental Health

MODOC COUNTY CUPA (US)

- * Department of Agriculture

MONO COUNTY CUPA (US)

- * Health Department

MONTEREY COUNTY CUPA (US)

- * Environmental Health Division

NAPA COUNTY CUPA (US)

- * Hazardous Materials Section

NEVADA COUNTY CUPA (UST)

- * Environmental Health Department

ORANGE COUNTY CUPA'S (US)

- * County of Orange Environmental Health Department
- * Cities of Anaheim, Fullerton, Orange, Santa Ana
- * County of Orange Environmental Health Department

PLACER COUNTY CUPA (US)

- * County of Placer Division of Environmental Health Field Office
- * Tahoe City
- * City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA (UST)

- * Environmental Health Department

RIVERSIDE COUNTY CUPA (US)

- * Environmental Health Department

SACRAMENTO COUNTY (US)

- * County Environmental Mgmt Dept, Haz. Mat. Div.

SAN BENITO COUNTY CUPA (US)

- * City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPA'S (US)

- * County of San Bernardino Fire Department, Haz. Mat. Div.
- * City of Hesperia Hesperia Fire Prevention Department
- * City of Victorville Victorville Fire Department

SAN DIEGO COUNTY CUPA (US)

- * The San Diego County Dept. of Environmental Health HE 17/58

SAN FRANCISCO COUNTY CUPA (US)

- * Department of Public Health

SAN JOAQUIN COUNTY CUPA (US)

- * Environmental Health Division

SAN LUIS OBISPO COUNTY CUPA'S (US)

- * County of San Luis Obispo Environmental Health Division
- * City of San Luis Obispo City Fire Department

SAN MATEO COUNTY CUPA (US)

- * Environmental Health Department

SANTA BARBARA COUNTY CUPA (US)

- * Co Fire Dept Protective Services Div

SANTA CLARA COUNTY CUPA'S (US)

- * County of Santa Clara Hazardous Materials Compliance Division
- * Santa Clara Co Central Fire Prot. Dist. (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
- * Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale

SANTA CRUZ COUNTY CUPA (US)

- * Environmental Health Department

SHASTA COUNTY CUPA (US)

- * Environmental Health Department

SIERRA COUNTY CUPA (US)

- * Health Department

SISKIYOU COUNTY CUPA (US)

- * Environmental Health Department

SONOMA COUNTY CUPA'S (US)

- * County of Sonoma Department Of Environmental Health
- * Cities of Healdsburg / Sebastapol, Petaluma, Santa Rosa

STANISLAUS COUNTY CUPA (US)

- * Dept. of Env. Rsrchs. Haz. Mat. Div.

SUTTER COUNTY CUPA (US)

- * Department of Agriculture

TEHAMA COUNTY CUPA (US)

- * Department of Environmental Health

TRINITY COUNTY CUPA (US)

- * Department of Health

TULARE COUNTY CUPA (US)

- * Environmental Health Department

TUOLUMNE COUNTY CUPA (US)

- * Environmental Health

VENTURA COUNTY CUPA'S (BWT UST'S & CERTIFIED UST'S)

- * County of Ventura Environmental Health Division
- * Cities of Oxnard, Ventura

YOLO COUNTY CUPA (US)

- * Environmental Health Department

YUBA COUNTY CUPA (US)

- * Yuba County of Emergency Services

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

TARGET SITE: 628 DEER SPRINGS ROAD
SAN MARCOS CA 92069

JOB: 600197001
KIM/CLARK PROPERTY

Street Name	Dist/Dir	Street Name	Dist/Dir
Clayton Pl	0.08 NE		
Country Garden Ln	0.15 NW		
Deer Springs Pl	0.05 NE		
Deer Springs Rd	0.22 SE		
Gist Rd	0.15 NW		
Joni Ln	0.22 NW		
Sarver Ln	0.12 NW		

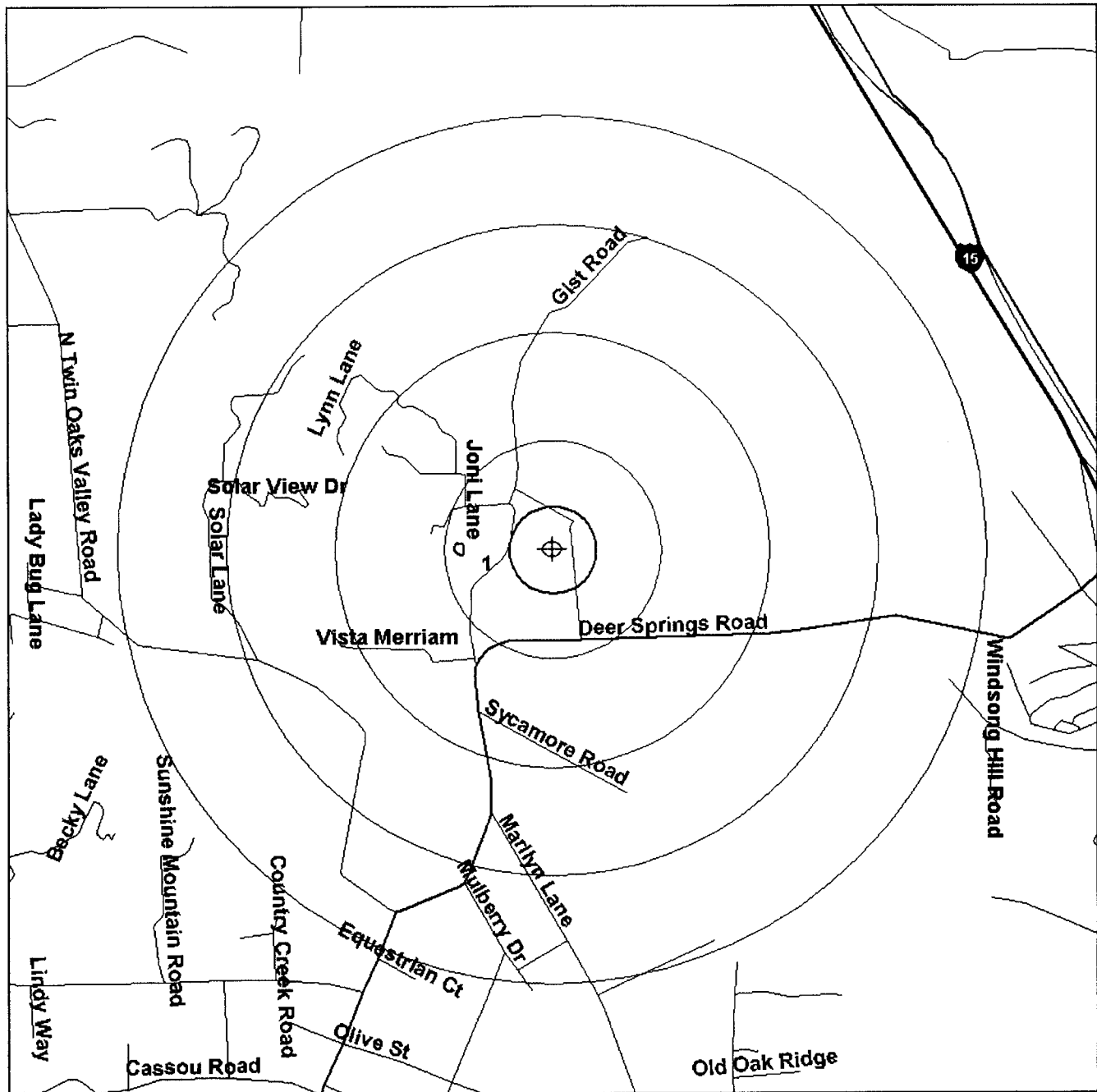


Environmental FirstSearch

1 Mile Radius
ASTM: All Databases



628 DEER SPRINGS ROAD, SAN MARCOS CA 92069



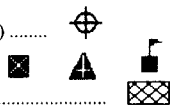
Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 33.197517 Longitude: -117.148762)

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads



Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Environmental FirstSearch

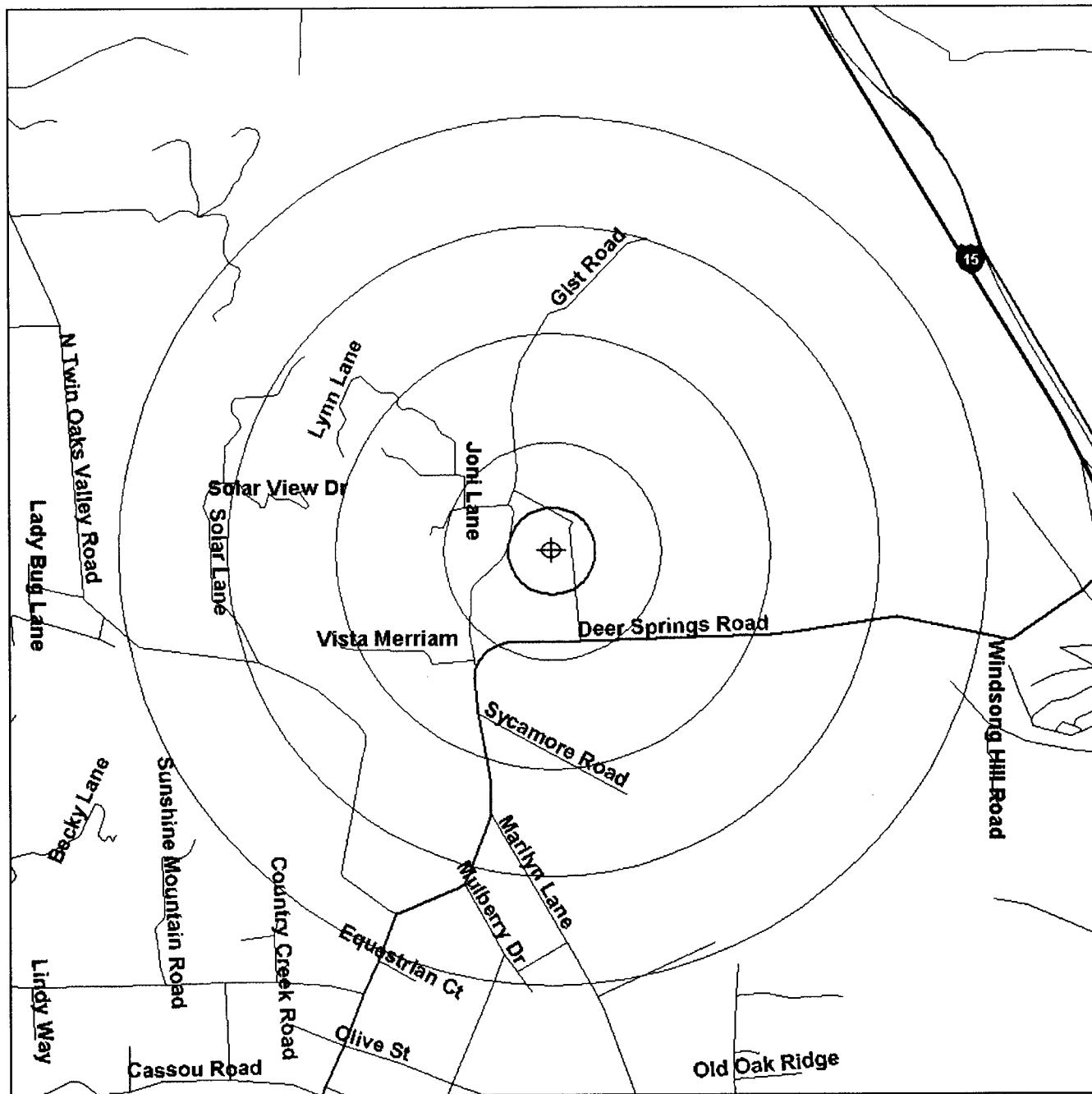
1 Mile Radius

ASTM: NPL, RCRACOR, STATE

Environmental
FIRSTSEARCH



628 DEER SPRINGS ROAD, SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

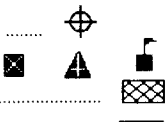
Target Site (Latitude: 33.197517 Longitude: -117.148762)

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Floodplains: 100 Year, 500 Year

Wetlands





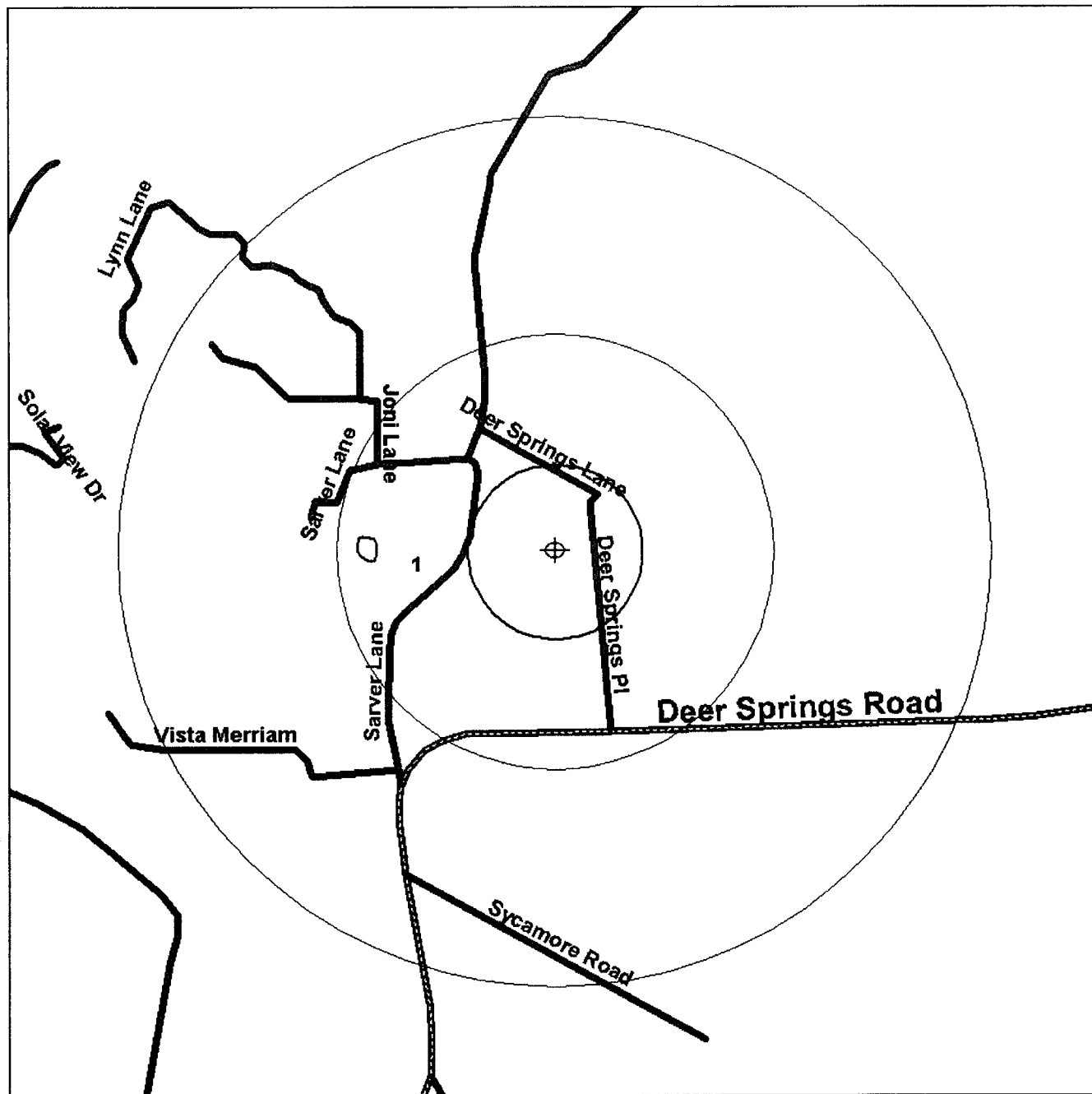
Environmental FirstSearch

.5 Mile Radius

ASTM: Multiple Databases



628 DEER SPRINGS ROAD, SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

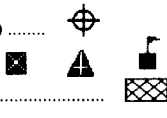
Target Site (Latitude: 33.197517 Longitude: -117.148762)

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Floodplains: 100 Year, 500 Year

Wetlands



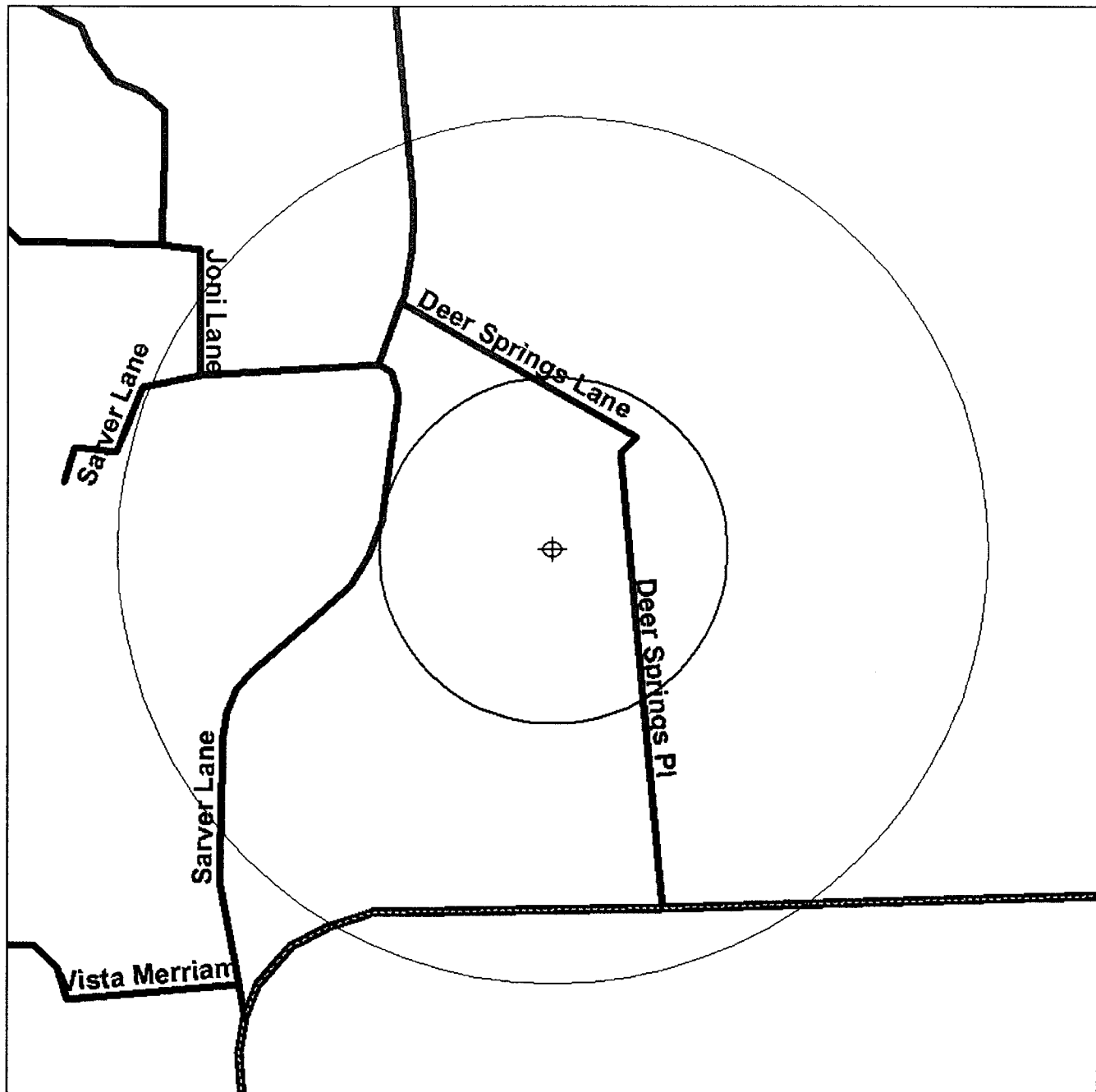


Environmental FirstSearch

.25 Mile Radius
ASTM: RCRAGEN, UST



628 DEER SPRINGS ROAD, SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

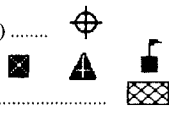
Target Site (Latitude: 33.197517 Longitude: -117.148762)

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Floodplains: 100 Year, 500 Year

Wetlands



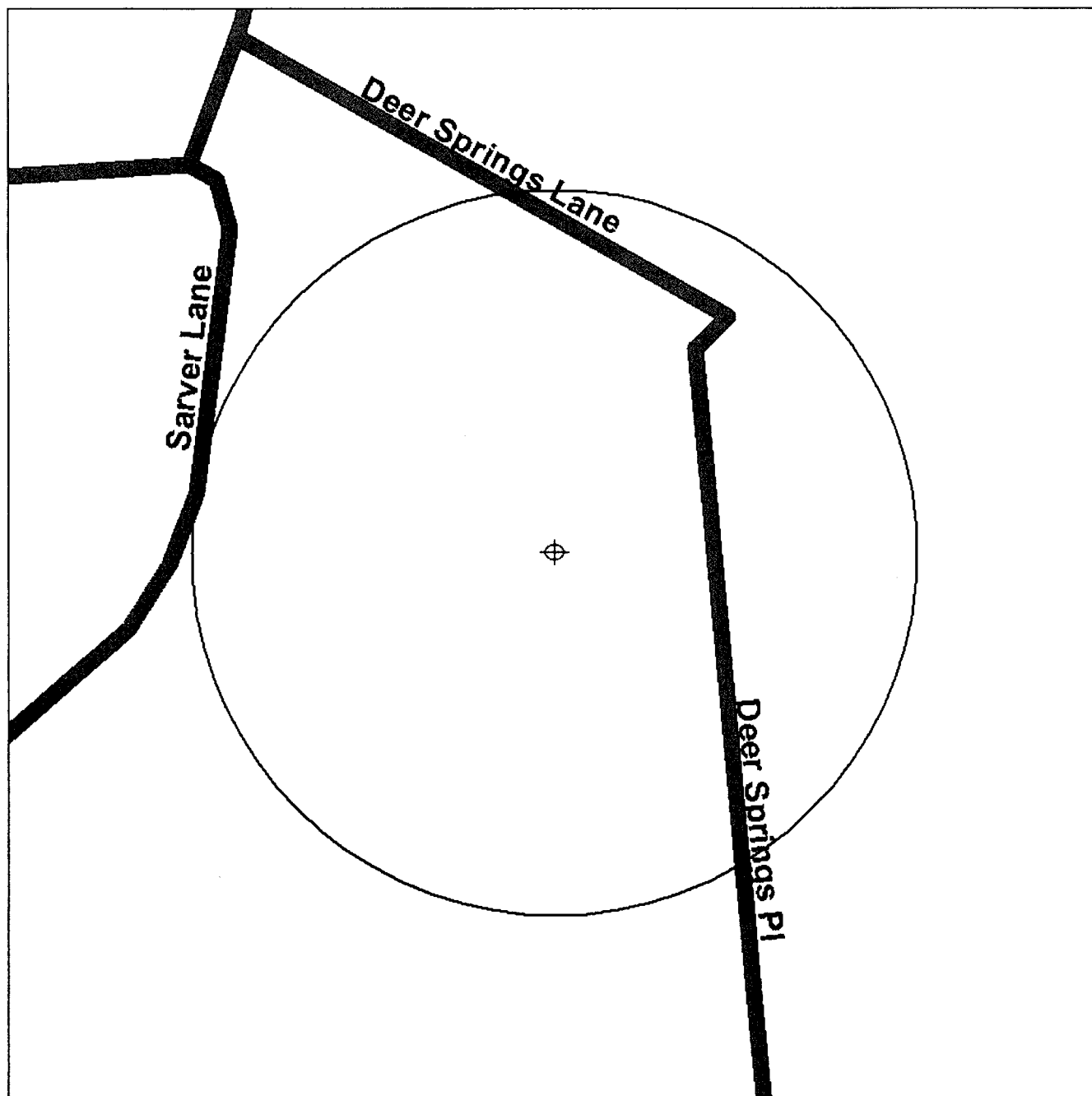


Environmental FirstSearch

.12 Mile Radius
ASTM: Multiple Databases



628 DEER SPRINGS ROAD, SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

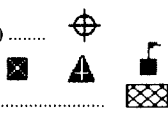
Target Site (Latitude: 33.197517 Longitude: -117.148762)

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Floodplains: 100 Year, 500 Year

Wetlands



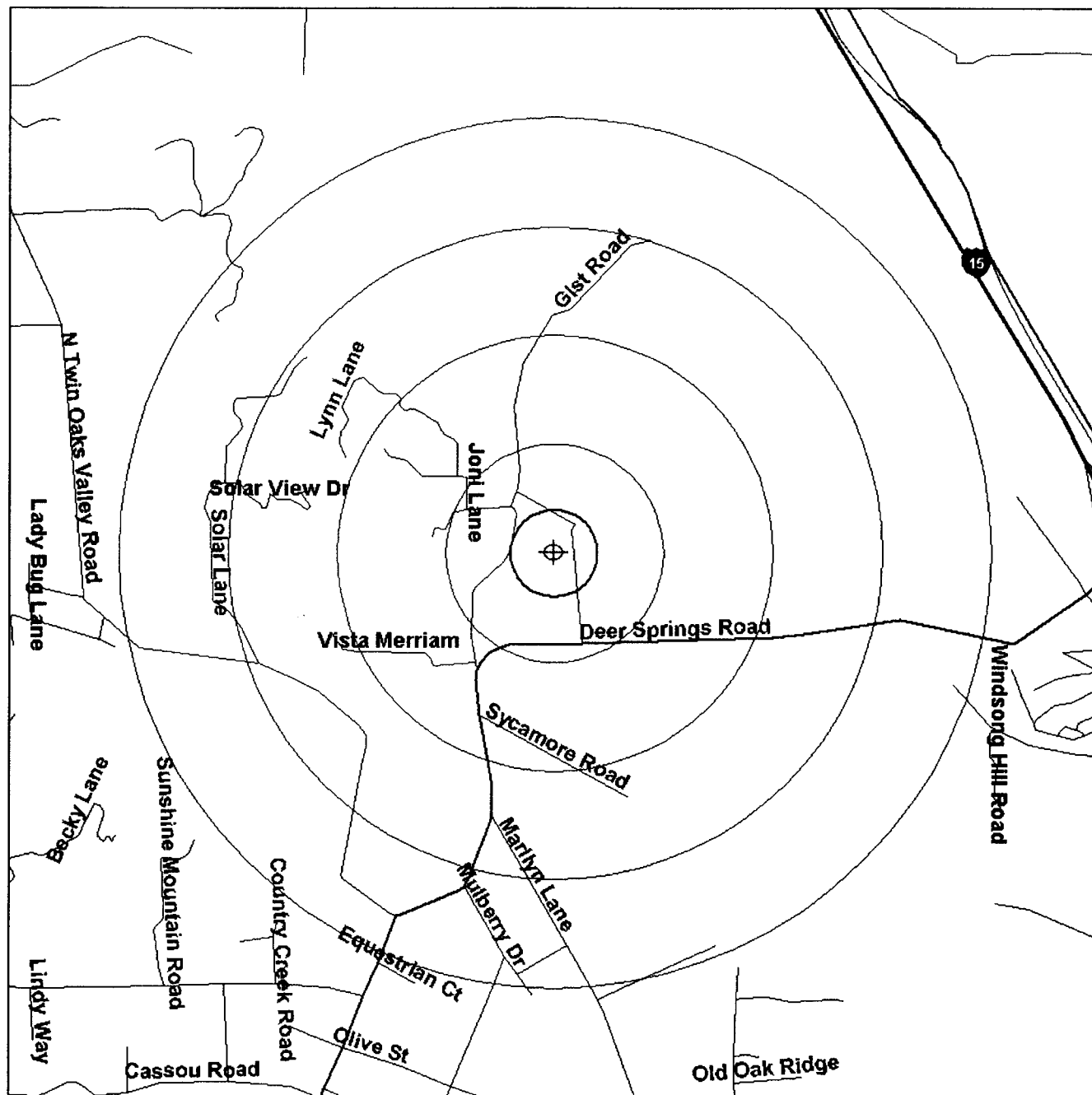


Environmental FirstSearch

1 Mile Radius
ASTM Map: NPL, RCRACOR, STATE Sites



628 DEER SPRINGS ROAD, SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

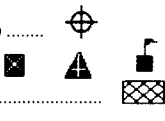
Target Site (Latitude: 33.197517 Longitude: -117.148762)

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius





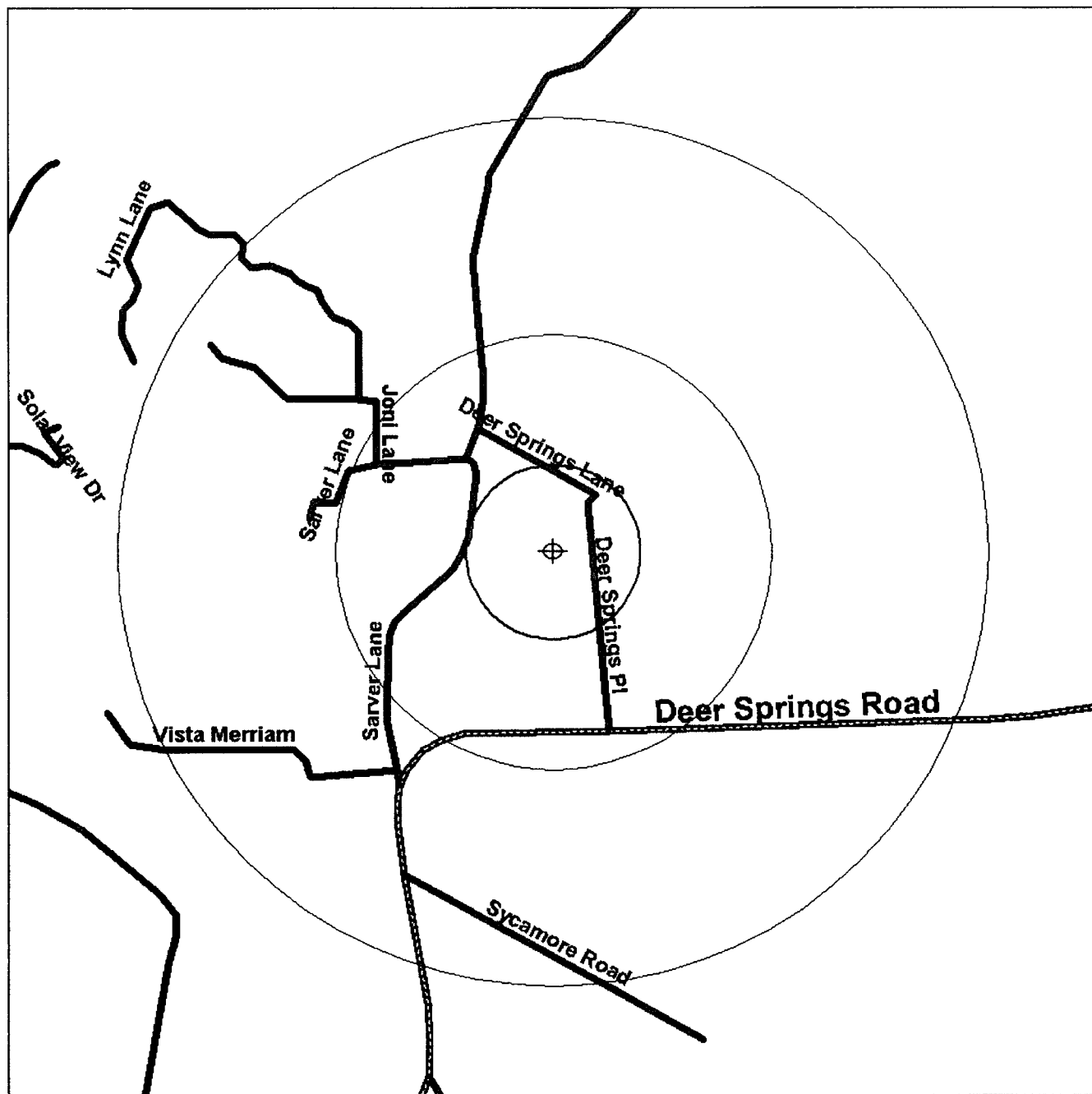
Environmental FirstSearch

.5 Mile Radius

ASTM Map: CERCLIS, RCRATSD, LUST, SWL



628 DEER SPRINGS ROAD, SAN MARCOS CA 92069



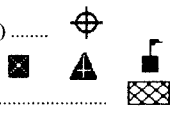
Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 33.197517 Longitude: -117.148762)

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads



Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



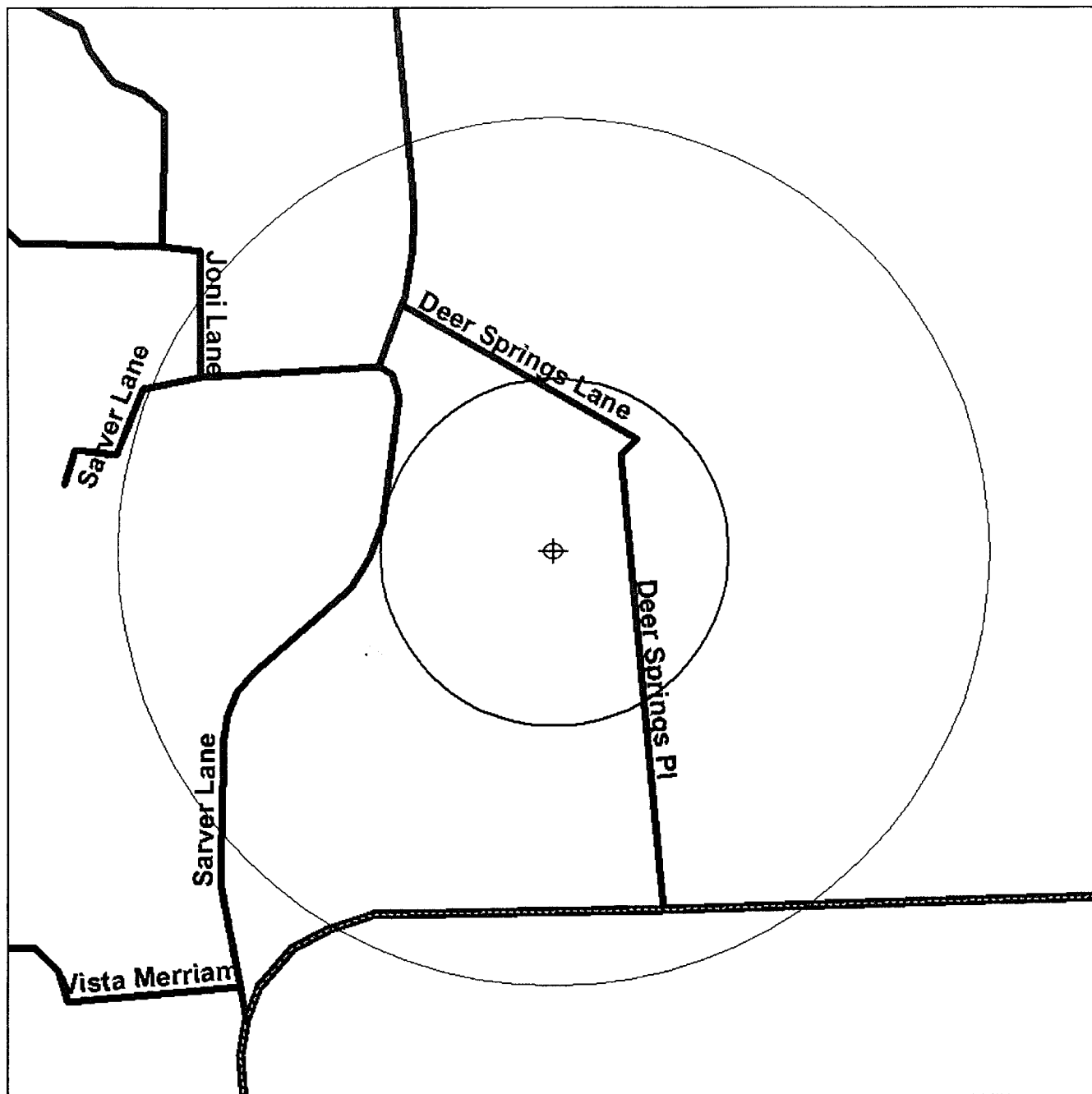
Environmental FirstSearch

.25 Mile Radius







ASTM Map: RCRAGEN, ERNS, UST



628 DEER SPRINGS ROAD, SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 33.197517 Longitude: -117.148762) 
- Identified Site, Multiple Sites, Receptor   
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste 
- Railroads 

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

APPENDIX D

RECORDS OF COMMUNICATION



Leighton Consulting, Inc.

A LEIGHTON GROUP COMPANY

Phase I ESA Owner/Site Contact Interview Form

Interviewee Name: SUN Y. KIM Title: OWNER

Address: 628 DEER SPRINGS RD Phone: (760) 744-3066

Relationship to Property: OWNER

Name and Address of Owner of the Property: 628 DEERSPRINGS RD

Date of Ownership: JAN 1996 Site Name: _____

Property Address: 628 DEER SPRINGS RD. SAN MARCOS. CA 92069

Previous Street Names/Numbers: 520 QUARRY RD. SAN MARCOS 92062

General Business Type/Present Property Use: GROW CUCUMBERS

Assessor Parcel Number: 1820403600 Acreage: 5.24 Total # of buildings: 1

Grand Total Square Footage: 43000 sq ft Date Built: 1969

Past Property Uses (include dates): GREEN HOUSE .
BEFORE 1995. THEY GROW ROSES .

Source of Potable Water Supply (municipal/groundwater wells): MUNICIPAL

Sewage Disposal (municipal/septic) (provide name of utility): NONE .

Means of Heating/Cooling (gas, electric, heating oil, etc.): GAS

Fuel Source for Heating/Air Conditioning (provide name of utility): NONE .

Waste/Trash removal (provide name of company): EDCO (WASTE RECYCLING CO)

Neighboring Property Types (commercial/industrial/residential): RESIDENTIAL

Current Uses of Adjoining Properties: North: NONE

South: L.A.C HOT HOUSE USE ONLY .)

East: NONE

West: NONE .

ARE THERE NOW, OR HAVE THERE BEEN IN THE PAST, ANY OF THESE ITEMS ONSITE
OR ON ADJACENT PROPERTIES:

ITEM	YES	NO	UNK.	ADJACENT PROPERTY
Hazardous Materials		X		
Hazardous Waste		X		
MSDS Sheets		X		
Underground Storage Tanks		X		
Aboveground Storage Tanks		X		
Vent Pipes, fill pipes, or access ways indicating a fill pipe to an underground storage area		X		
Odors		X		
Drums		X		
Electrical or hydraulic equipment known to contain PCBs		X		
Stained soil or surfaces		X		
Drains		X		
Sumps		X		
Clarifier		X		
Pits, ponds, or lagoons		X		
Stressed vegetation		X		
Areas for dumping solid waste (landfill)		X		
Wastewater		X		
Wells (oil or gas)		X		
Septic Systems	X			
Fill Material (if fill material is on site, please state source of fill)		X		

ADDITIONAL QUESTIONS:	YES	NO	UNK	REMARKS
Has the Site been used as any of the following: gas station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? If so, state which type of facility.		X		
Are you aware of any regulatory compliance audit reports, geotechnical reports, Phase I Environmental Site Assessments, or Phase II Environmental Site Assessments, or soil sampling reports prepared for the Site?		X		
Do you know of any notices or correspondence from any government agency relating to past or current violations of environmental laws with respect to the Site or relating to environmental liens encumbering the Site?		X		
Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Site?		X		
Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?		X		
Do you know of any environmental concerns associated with the Site? If so please state in remarks column.		X		
Do you know of any environmental concerns associated with any adjacent or nearby properties? If so please state in remarks column.		X		

Current Property Owner's Time Period of Ownership: JAN. 1996

Property Utilization During Ownership (if farmed, state if irrigated or dry farmed):

Name and Address of Past Owners: DON'T KNOW

Additional Comments:

Preparer presents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature

10/14/03
Date



County of San Diego

GARY W. ERBECK
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION

P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(619) 338-2222 FAX (619) 338-2377

RICHARD HAAS
ASSISTANT DIRECTOR

OFFICE USE ONLY
Request # _____

REQUEST TO REVIEW DEH RECORDS

(You)	Xandra R. Garanzuay Sr. Staff Engineer	ed.)
Company Name:	Leighton Consulting, Inc.	
Mailing Address:	3934 Murphy Canyon Road #B204 San Diego, CA 92123-4425 (858) 268-1320, ext. 123 XXXXXXXXXX (858) 268-5199 fax xgaranzuay@gradientengineers.com www.gradientengineers.com	
Contact Person:		
Phone:		

A request is hereby made to review Department of Environmental Health (DEH) records, as indicated below for the following reason:

environmental site assessment
Xandra R. Garanzuay & Project Engineer 10/14/03
Signature Title Date

Each request is limited to a **MAXIMUM OF FIVE (5)** addresses. A separate form must be completed for each address.

628 Deer Springs Rd., Escondido, 92069
Establishment Name EXACT Address/City REQUIRED Zip Code File # (Optional)
(No Street Ranges Accepted) REQUIRED

OFFICE USE ONLY BELOW THIS LINE

Files checked for Confidential Information By/Date:	H# _____	AT# _____	NT# _____	T# _____	HIRT# _____	# _____
---	----------	-----------	-----------	----------	-------------	---------

Files reviewed by: _____ of _____ Date: _____

Photocopies _____ Cost _____ Paid _____

Photocopies picked up/mailed on _____ Date By _____ Name

☐ A review of records has been conducted and HMD finds no record of the files you requested for this site.

Signature

Title

Date

STATUS VERIFICATION REQUEST

Office Use Only

Rubin J. 540-9155
 53 6694
 540-9155

K03 - 07/31

Drive-By Request No. ES0649 Date 6/30/92
 From: Joyce Specialist Name MANN
 Establishment No. H22859 Route No. 4
 Site Name/Address Thornton Flower Growers / 628 Deer Springs Rd / S.M.

PLEASE INVESTIGATE AND DETERMINE THE CURRENT STATUS OF THIS BUSINESS AS PER REASON 92069 INDICATED BELOW:

- | | |
|---|--|
| <input type="checkbox"/> Permit returned in mail as undeliverable | <input checked="" type="checkbox"/> Billing verification: |
| <input type="checkbox"/> Fee adjustment | <input type="checkbox"/> Bill generated without fees |
| <input type="checkbox"/> New Ownership | <input type="checkbox"/> Does not generate hazardous waste |
| <input type="checkbox"/> Business moved | <input type="checkbox"/> Does not handle/store hazardous materials |
| <input type="checkbox"/> No longer in business | <input checked="" type="checkbox"/> UST were removed |
| <input type="checkbox"/> New business site | <input type="checkbox"/> Other <input type="checkbox"/> Phone conversation |
| <input type="checkbox"/> Delinquent permit payment | |
| <input type="checkbox"/> Bankruptcy Notice | |
| <input type="checkbox"/> Business Plan clarification | |

*Inactivated
 7/23/92
 [Signature]*

Please verify & give status
Thanks

SPECIALISTS RESPONSE

Please make the following changes:

Change Business Code to:

- | | |
|---|--|
| <input type="checkbox"/> K01 Surveillance Only | <input type="checkbox"/> K05 Tanks & Surveillance |
| <input type="checkbox"/> K02 Inventory Only | <input type="checkbox"/> K06 Tanks & Inventory |
| <input type="checkbox"/> K03 Tanks Only | <input type="checkbox"/> K07 Tanks, Surveillance & Inventory |
| <input type="checkbox"/> K04 Surveillance & Inventory | <input type="checkbox"/> K10 Biomedical Waste |

Change Status to:

- ☐ Delete - Dup. Establishment # ☒ Inactivate from HE-58

Change fee to \$_____ (circle one) (1) Check to be sent; (2) Send new bill. Business representative _____ Phone # _____. Reason for Change/Information provided by permittee: _____

COMMENTS/REPLY THIS BUSINESS DOES NOT HAVE ANY UNDERGROUND STORAGE TANKS AND IS NOT GENERATING A HAZARDOUS WASTE NOR STORING HAZARDOUS MATERIALS ON SITE. VERIFIED BY SITE VISIT ON 30 JUNE 1992 AND PHONE CALL WITH MR. RUBEN ZUNIGA 540-9155. NO PERMIT REQUIRED.

M.D. Mann

PLEASE PLACE THIS REQUEST ON TOP OF YOUR INSPECTION REPORT OR REPLY. A RESPONSE IS EXPECTED WITHIN 30 DAYS FROM THE DATE INDICATED ABOVE.

K03

07/02/92

H 2 2 8 5 9

THORNTON FLOWER GROWERS

MAIL TO : THORNTON FLOWER GROWERS

628

DEER SPRINGS RD

P O BOX 608

SAN MARCOS

92069-9757

ENCINITAS

CA 92007 0608

CONTACT:

OWNER : THORNTON FLOWER GROWERS

PHONE : 753-6694

FIRE DISTRICT: R

CDF DISTRICT:

HISTORYINSPECTION:SITE:

/ /

/ /

/ /

/ /

BP ACCEPTANCE DATE

SIC1: 5193

SIC2:

PERMIT STAFF:POP-UP:☒ DEACTIVATE

TO SPECIALIST:

FOR:

☐ DUPLICATE EST-NUM _____

____/____/____

☐ AGENCY LETTER(S): _____

____/____/____

☐ NOTICE ISSUED

____/____/____

☐ COMPLAINT INSPECTIONSPECIAL INSTRUCTIONS:

30 JUNE 1992 SITE VISITED. 7-17-92 PHONE CONVERSATION WITH

MR. RUBIN ZUNIGA 540-9155 / 753-6694 CONFIRMS THAT BUSINESS

DOES NOT HAVE UNDERGROUND STORAGE TANKS, HAZARDOUS MATERIALS, NOR
IS GENERATING A HAZARDOUS WASTE.

M. A. M...

K03

07/02/92

H 2 2 8 5 9

TANKS

TANK OWNER: _____	PROP OWNER: _____
_____	_____
_____	_____

*****NOTE: TANK 001 IS CLOSED BY REMOVAL 07/18/91

*****NOTE: TANK 002 IS CLOSED BY REMOVAL 07/18/91

CAPACITY: _____ GALS		CONTENTS: _____		TANK ID: _____	
TC ITM: _____		TC NAME: _____		CAS#: _____	
MON ALT: _____					
REGL STAT: _____ / ____ / ____			TEST STAT: _____ / ____ / ____		
TANK TYPE: _____			PIPE TYPE: _____		
TK LK	VAP: _____	GWT: _____	LIQ: _____	GAG: _____	PP LK
	VAP: _____	GWT: _____	LIQ: _____	PRS: _____	

**HAZARDOUS MATERIALS MANAGEMENT DIVISION
UNDERGROUND TANK REMOVAL/CLOSURE REPORT**

ESTABLISHMENT # 1122859 PLAN CHECK # A12326
SITE NAME THORNHAW FLOWER GROWERS PHONE 749-7443

FIRE AGENCY PRESENT?	
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
PERMIT NO. _____	
DEPT. <u>S.M. Fire</u>	
% L.E.L. <u>0</u>	

SITE ADDRESS 628 DEER SPRINGS RD. CITY/ ZIP CODE SAN MARCOS
CONTRACTOR RUBEN ZUNIGA PHONE 749-7443
NUMBER OF TANKS 2 ☒ REMOVAL ☐ CLOSURE IN PLACE

REMARKS:

TANK EDP NUMBER _____
U/L TAG NUMBER _____
CAPACITY (GALS) 1000
MATERIAL STORED GASOLINE
DECONTAMINATION? YES BY JERKA
MANIFEST AVAILABLE? 907 601 31 (1049)
% LEL (CGI READING) 0
DRY ICE/OTHER (AMT) 15 PK
TANK CONDITION See 2A)
BACKFILL SOIL TYPE medium to coarse grained sand
BACKFILL CONDITION NO DRUM / NO DISCOLORATION
NATIVE SOIL TYPE medium to coarse grained sand
NATIVE CONDITION NO DRUM / NO DISCOLORATION
EXCAVATION ODORS? NO
STOCKPILE ODORS? NO
PONDED PRODUCT? YES WATER (high gl water ~ 63-66)
PIPELINE LEAK? NOT OBSERVED
REINSPECTION REQUIRED? NO

001	002	TANKS TO REMAIN ON
UNK	UNK	PROPERTY UNTIL 7/23/91
1000	1000	THEN TRANSPORTED TO
GASOLINE	GASOLINE	VALLEY OF LAS PALMS - BAJA (A)
YES BY JERKA		TERMINATION USE
907 601 31 (1049)		2A) STEEL TANK.
0	0	HEAVY CORROSION / HEAVY
15 PK	15 PK	PITTING. NO HOLES OBSERVED.
See 2A)	See 2A)	2A) STEEL TANK. HEAVY PITTING /
medium to coarse grained sand		HEAVY CORROSION. SMALL HOLE
NO DRUM / NO DISCOLORATION		OBSERVED ALONG SEAM OF TANK
medium to coarse grained sand		(1/8" diameter)
NO DRUM / NO DISCOLORATION		
NO		
NO		
YES WATER (high gl water ~ 63-66)		
NOT OBSERVED		
NO		

NOTICE: You are hereby notified that on 7/18/91, a Hazardous Materials Specialist conducted an inspection for the closure of two hazardous substance underground storage tanks. A summary of the conditions follows:

- ☒ A determination of this site's status is pending receipt of Laboratory Analyses Results for samples taken this date. Results must be submitted within 30 days. To avoid delays, have the Laboratory send a copy of the results directly to JOHANNA BARY of the (HMMD) see address below: (print)
- ☐ Contamination of the excavation area has been noted by observations made during the tank removal this date. **BEGIN SITE ASSESSMENT PHASE**-(See reverse for details).

The Laboratory results have been reviewed by <u>Johanna Bary</u> <u>7/23/91</u> (of the HMMD) on <u>7/23/91</u> and indicate the following:	
<input checked="" type="checkbox"/> NO FURTHER ACTION IS REQUIRED.	
<input type="checkbox"/> BEGIN SITE ASSESSMENT PHASE (See attached information).	
Phone Contact _____	Date Form was Mailed <u>1 / 1</u>

Received By Ruben V. Zuniga
Printed Name Ruben V. Zuniga
Phone Number _____

Johanna Bary
Hazardous Materials Specialist
County of San Diego
Department of Health Services
HMMD - P. O. Box 85261
San Diego, CA 92138-5261
(619) 338-2222

(HMMD COPY)

FIELD NOTES

H 2285-1

AT/NT 2326

Date: 7-18-91

Decontamination by:

Manifest #:

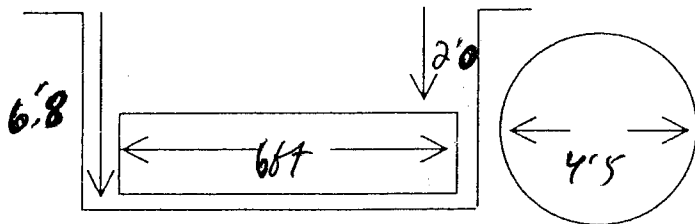
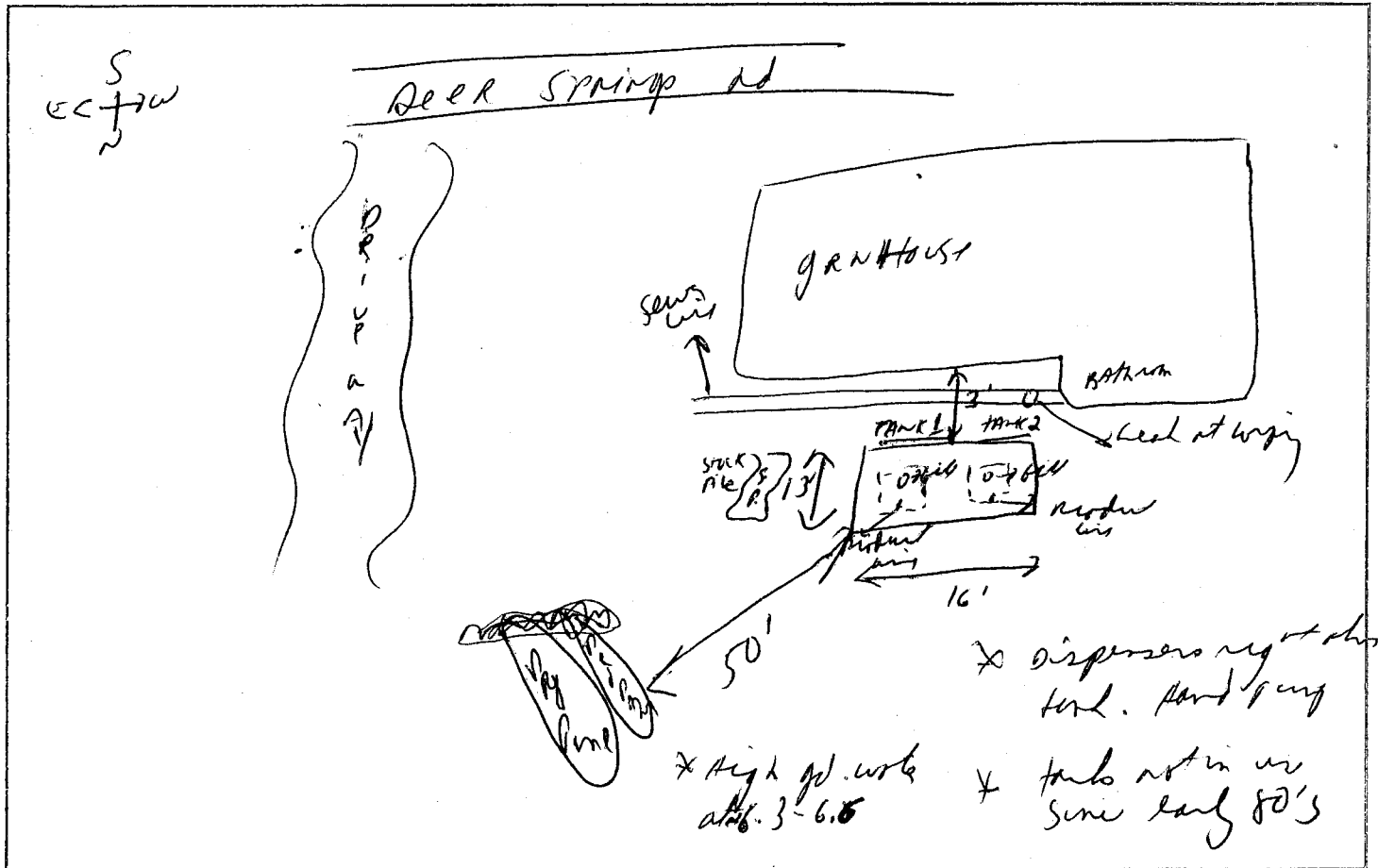
Gallons:

to:

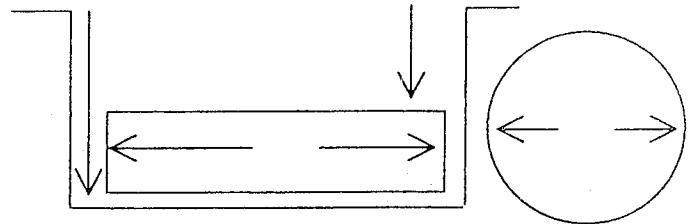
Approx. age of tank(s):

Tank(s) last used:

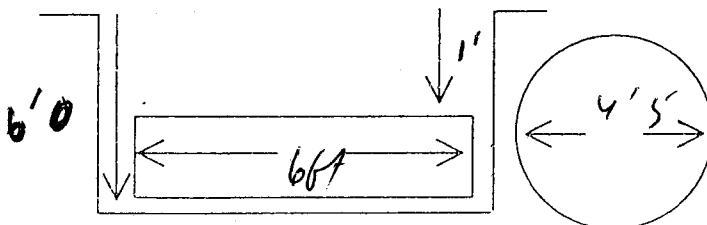
Tank(s) destination:



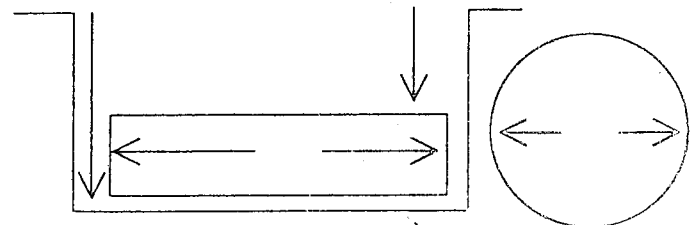
TANK 1



TANK 3



TANK 2



TANK 4

ANALYTICAL CHEMISTS, INC.

8898-H CLAIREMONT MESA BLVD., SAN DIEGO, CA 92123 619•560•4916/FAX: 619•560•4916

Thornton Flower Growers
950 Zona Gale Road
P.O. Box 608
Encinitas, CA 92024

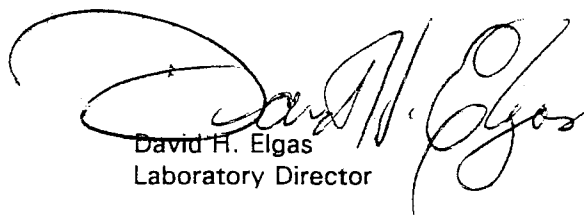
LABORATORY NO : 321-91
DATE OF REPORT: July 19, 1991
DATE RECEIVED : July 18, 1991
HOLDING TIME : 1 Day
PROJECT NUMBER: Tank Excavation
SITE LOCATION : 628 Deer Springs Road
San Marcos

Attn: Ruben V. Zuniga

LAB SAMPLE NUMBER	SAMPLE IDENTIFICATION	UNITS	TPH * RANGE C4-11	TPH * RANGE C12-24	TPH * TOTAL FUELS	BENZENE	TOLUENE	ETHYL BENZENE	XYLENES	ORGANIC LEAD	
321-1	NT1 - 6'0	mg/kg	< 10	< 10	< 10						
321-2	ST1 - 6'5	mg/kg	< 10	< 10	< 10						
321-3	ST2 - 6'5	mg/kg	< 10	< 10	< 10						
321-4	NT2 - 6'3	mg/kg	< 10	< 10	< 10						

*

Bk 302-129
Inv 911


David H. Elgas
Laboratory Director

QA/QC DATA FOR: 321-91 July 19, 1991

ANALYTE	QC REF. NUMBER	MATRIX	UNITS	METHOD BLANKS	SPIKE RECOVERIES		CHK STD % REC	REQUIRED DETECTION LIMIT	DATE RECEIVED	DATE EXTRACTED	DATE ANALYZED	METHODS USED IN THIS REPORT (See comments given below)
					% REC	% RPD						
TPH: TOTAL PETROLEUM HYDROCARBONS	L	WATER	ug/L					500.				EPA 5030 +DHS LUFT Modified (Capillary)
	LF071691	SOIL	mg/kg	< 10.0	112 111	1%		10.	07-18-91	07-18-91	07-18-91	DHS LUFT Modified (Capillary)
BENZENE	L	WATER	ug/L					0.5				EPA 5030 + 8020/602 Mod (Capillary)
	L	SOIL	mg/kg					0.05				EPA 5030 + 8020 Mod (Capillary)
TOLUENE	L	WATER	ug/L					0.5				EPA 5030 + 8020/602 Mod (Capillary)
	L	SOIL	mg/kg					0.05				EPA 5030 + 8020 Mod (Capillary)
ETHYL BENZENE	L	WATER	ug/L					0.5				EPA 5030 + 8020/602 Mod (Capillary)
	L	SOIL	mg/kg					0.05				EPA 5030 + 8020 Mod (Capillary)
XYLENES	L	WATER	ug/L					0.5				EPA 5030 + 8020/602 Mod (Capillary)
	L	SOIL	mg/kg					0.005				EPA 5030 + 8020 Mod (Capillary)
TRH: TOTAL RECOVERABLE HYDROCARBONS		WATER	ug/L					500.				EPA 418.1
		SOIL	mg/kg					10.				EPA 418.1
TOTAL LEAD ORGANIC LEAD		WATER	ug/L					5.0				EPA 7421
		SOIL	mg/kg	< .				0.5				DHS Extraction + EPA 7420

GENERAL QA REQUIREMENTS: Detection Limits are effected by interferences. See the Data set for individual Reporting Detection Limits.
Our Recovery Limits are 75 - 125%. Our maximum allowed Relative Percent Difference (RPD) is 30% for all analytes except lead.
The control limits for lead determinations have not yet been established.

Thornton Flower Growers
50 Zona Gale Road
P.O. Box 608
Encinitas, CA 92024

INVOICE NO : L911

INVOICE DATE: July 19, 1991

PURCHASE #	PROJECT #	REPORT SENT TO	REPORT DATE	REPORT #
	Tank Excavation	Ruben Zuniga	July 19, 1991	321-91

QUANTITY	DESCRIPTION	TURNAROUND	\$ EACH	\$ TOTAL
4	TPH Fuels Range C4-22 - Soil	48 Hour	149.00	298.00
This invoice becomes past due in 31 days. Prompt payment will help keep costs down for both of us.			\$ 298.00	

Chain-of-Custody Record

DATE 7-18-91 PAGE 2 OF 1

County San Diego
 Project Name THORNTON Flower growers
 Reference THANK EXCAVATION
 Address 628 DEER SPRINGS RD SAN MARCO

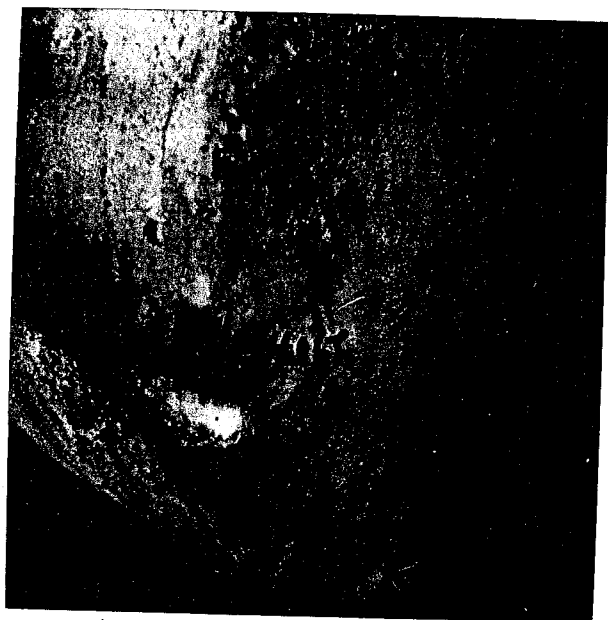
Samplers Signature [Signature]
 Lab To Be Used ANALYTICAL CHEMISTS INC

San Diego, Ca 92138-5261																		
SAMPLE NO.	DATE	TIME	LOCATION	TPH	DOH	TPH	EPA	BTX	(80)	HAL	(80)		SOL	LIQ	GRA	COM	NO. O	COMMENTS
N+1-6'0	7-18-91	12:50	NORTH TANK 1 (AT SIDEWALK) 6'0	X									X		X		1	- SAMPLES SEALED
S+1-6'5	7-18-91	12:55	SOUTH TANK 1 (AT SIDEWALK) 6'5	X									X		X		1	AND INSPECTOR
S+2-6'5	7-18-91	12:55	SOUTH TANK 2 (AT SIDEWALK) 6'5	X									X		X		1	
N+2-6'3	7-18-91	1:00	NORTH END OF TANK 2 (AT SIDEWALK) 6'3	X									X		X		1	SAMPLES DAMP
																		due to ponded
																		WATER (HIGH GROUND WATER)
																		FIVE CARBON LAMP
														</				

RELINQUISHED BY		Date	2 RELINQUISHED BY	Date	3 RELINQUISHED BY	Date	4 TOTAL NO. OF CONTAINERS
Signature <u>[Signature]</u>		7-18-91	Signature		Signature		Sample Conditions Received On Ice <u>Yes/No</u> Tape Seal Intact <u>Yes/No</u> Special Shipment/Handling Or Storage Requirements: <u>48 hrs INV#911</u>
Printed Name <u>Ruben V Zuniga</u>		Time <u>2:40 pm</u>	Printed Name		Printed Name		
Company			Company		Company		
RECEIVED BY		Date	RECEIVED BY		Date	RECEIVED BY (LAB)	
Signature <u>[Signature]</u>		7/18/91	Signature		7/18/91	Signature <u>[Signature]</u>	
Printed Name <u>WONNIE M Apodaca</u>		Time <u>2:40 pm</u>	Printed Name		Time	Printed Name <u>WONNIE M Apodaca</u>	
Company <u>Analytical Chemist</u>			Company		Time <u>2:40 pm</u>	Company <u>Analytical Chemist</u>	
						Split Sample Location <u>NONE</u>	
						Site Identification H# <u>22859</u> AT# <u>2326</u> HMMD <u>JOHN B. BAY</u>	

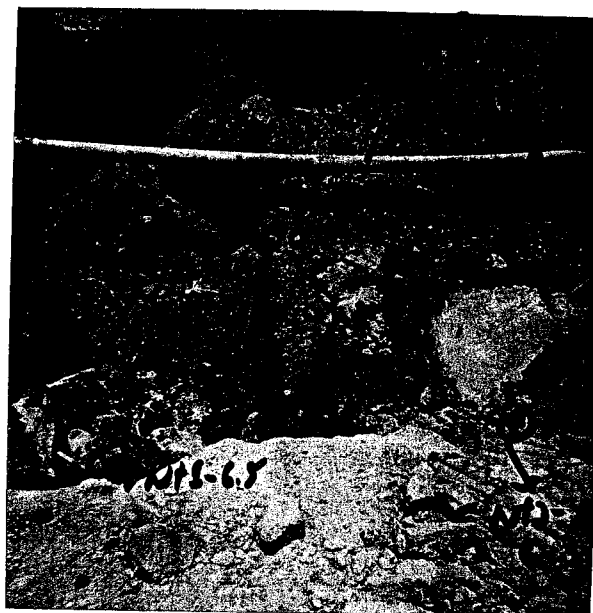
DHS:HM-999 (10/90) NCR

County of San Diego
 Department of Health Services



TANK
B2

H22859 AT 2301
628 OTER SPRING RD
SAN MARCOS CA
7/18/91



ETW
N

H22859
AT 2306
628 OTER SPRING RD.
SAN MARCOS
7/18/91

PLAN CHECK # at2326

EST # h22859

DATE: 7/9/91

COUNTY OF SAN DIEGO
DEPARTMENT OF HEALTH SERVICES

HAZARDOUS MATERIALS MANAGEMENT DIVISION

PLAN CHECK CORRECTIONS AND COMMENTS FOR UNDERGROUND STORAGE TANK FACILITY

SITE NAME: THORTON FLOWER GROWERS/OWNER REMOVAL

SITE ADDRESS: 628 DEER SPRINGS ROAD, SAN MARCOS 92069

DESCRIPTION OF PROPOSED ACTION: REMOVAL OF TWO UNDERGROUND STORAGE TANKS
AND PIPING.

NOTE:

FOR TANK SYSTEMS THAT ARE TO BE REMOVED, THE EXCAVATION SHALL BE EXPOSED PRIOR TO THE SCHEDULED INSPECTION AND SAMPLING POINTS IDENTIFIED BY THE HMMD INSPECTOR. SAMPLING IS REQUIRED FOR BOTH TANK AND PIPING. THE TANK MUST REMAIN IN THE EXCAVATION UNTIL THE HMMD INSPECTOR APPROVES THE REMOVAL.

ATTACHED IS COPY OF SAMPLING PROCEDURES AND HMMD'S POLICY ON EXPLOSIVE CONDITIONS FOR YOUR REFERENCE. ALSO REFER TO #I WHICH EXPLAINS THE PROCEDURES FOR THE REQUIRED INSPECTION FOR TANK REMOVAL.

PLANS REVIEWED AND APPROVED
SHOULD YOU HAVE ANY QUESTIONS, PLEASE CALL
MARY PETERS AT (619) 338-2207

COUNTY OF SAN DIEGO
HAZARDOUS MATERIALS MANAGEMENT DIVISION
UNDERGROUND HAZARDOUS MATERIALS STORAGE TANK FACILITY

PERMIT APPLICATION

PART I

GENERAL PROJECT INFORMATION

FOR HMMD USE
EST#: H22859
PLAN CH#: AT2326
DATE RECEIVED: 7/5/91
FEE PAID: \$394.00
PLAN APPROVAL: 7/9/91
HYDRO UNIT: 4.5
BENEF. USE: GP

A. SITE ADDRESS: 628 Deer Springs Rd City San Marcos Zip 92069

B. PROPERTY OWNER:

Assessors Parcel No. 182-040-36

Company Thornton Flower Growers Contact Ruben Zuniga

Mailing Address P.O. Box 608 City Encinitas Zip Calif.

Phone (619) 753-6694

24 Hr. Emergency Contact Ruben Zuniga Phone (619) 748-7443

C. TANK OPERATOR:

Company S/A Contact _____

Mailing Address _____ City _____ Zip _____

Phone () _____

24 Hr. Emergency Contact _____ Phone () _____

D. CONTRACTOR:

Primary Contractor sum removal S/A Contact _____

Mailing Address _____ City _____ Zip _____

Phone () _____

State Contractor License _____

Worker's Compensation Insurance Company Nationwide Ins.

E. APPLICATION SUBMITTAL, PLAN APPROVAL, PERMIT ISSUANCE, AND REQUIRED INSPECTIONS

Submit three (3) copies of this application package, including plan drawings, with the required fee to the Department of Health Services, Hazardous Materials Management Division, 1255 Imperial Ave., San Diego, CA or mail to P.O. Box 85261, San Diego, CA 92138-5261. Checks should be made payable to the County of San Diego.

A permit will be issued by the HMMD upon review and approval of the application and plans. The required fees must be submitted with the application package. Information in addition to that presented in the application package may be needed in order to obtain final approval. No work is to begin on the proposed project until a permit has been issued. The required inspections cannot be scheduled until a permit is issued.

Once the permit has been issued, it is the responsibility of the permittee to notify the HMMD at least two (2) working days in advance to schedule each required inspection.

Construction stages at which inspections are required are indicated in each subpart of this application form (i.e., Part II, III, IV, and V).

IMPORTANT: CONTACT THE DEPT. OF HEALTH SERVICES
AT 384-2244 AT LEAST TWO WORKING DAYS BEFORE
STARTING CONSTRUCTION TO SCHEDULE THE FIRST
REQUIRED FIELD INSPECTION.

580-15

RETAIN IN FILE

F. PROJECT WORK TO BE COMPLETED: Check Applicable Box	COMPLETE APPLICATION PARTS	FEE CODE TABLE G.
<input type="checkbox"/> Installation/Construction of new tank(s) only (without closing any existing tanks)	I & II	1
<input type="checkbox"/> Closure of existing tank(s) with installation of new tanks (tank replacement)	I, II & III	1 & 2
<input checked="" type="checkbox"/> Closure of existing tank(s) with no new tank installation	I & III	2
<input type="checkbox"/> Interior coating/repair of an existing underground storage tank	I & IV	3
<input type="checkbox"/> Repipe/pipe-repair of an existing underground storage tank facility	I & V	4

G. FEES: The fees shown below cover plan review, plan re-review and approval, the required field inspections and the first year's operating permit fees. Use the appropriate Fee Code as determined in Section F above.

FEE CODE		
1	Installation fee for first tank \$446	Fee: \$
	Installation fee for each additional tank No. _____ x \$122	Fee: \$
	Establishment Base Fee \$150 (Applies to establishments not currently under permit with HMMD)	Fee: \$
	Operating Permit Fee per tank No. _____ x \$112 (Does not apply to replacement tanks if the existing tank to be replaced has paid current operating permit fees)	Fee: \$
	State Surcharge per tank No. _____ x \$56	Fee: \$
	Plan Re-Review \$108	Fee: \$
2	Closure fee for first tank \$265	Fee: \$ 265
	Closure fee for each additional tank No. <u>2</u> x \$134	Fee: \$ 134
	Plan Re-Review \$60	Fee: \$
3	Repair/Interior coating fee for first tank \$446	Fee: \$
	Repair/Interior coating fee for each additional tank No. _____ x \$122	Fee: \$
	Plan Re-Review \$108	Fee: \$
4	Repipe/Pipe-repair of an existing tank facility \$374	Fee: \$
	Plan Re-Review \$78	Fee: \$
	TOTAL FEE: \$ 399 ⁰⁰	

I. PERMITS REQUIRED BY OTHER AGENCIES

FIRE DEPT. ☒ APCD _____ BLDG DEPT. _____ OTHER _____
Provide copies of approved applications from these departments and others if needed.

COUNTY OF SAN DIEGO
HAZARDOUS MATERIALS MANAGEMENT DIVISION

PART III

APPLICATION FOR PERMIT TO CLOSE UNDERGROUND STORAGE TANKS

A. TOTAL NUMBER OF TANKS TO BE CLOSED 2

B. DESCRIPTION OF TANKS TO BE CLOSED:

TANK NO.	CAPACITY	DATE INSTALLED	TANK COMPOSITION	TANK PRESENTLY IN USE?	MATERIALS STORED IN TANK
1	1000 gallons	1974	Steel	NO	Gasoline
2	1000 gallons	1974	Steel	NO	Gasoline

C. HAS THE TANK SYSTEM EVER FAILED OR LEAKED? YES ☐ NO ☒

D. REASON FOR TANKS TO BE CLOSED:

- ☐ Meet current state/federal requirements
- ☐ Replacement of existing tanks
- ☐ Tank system failure, briefly describe _____
- ☒ Other, briefly describe Not in Use - Removal to Mexico Farm
operation

E. PREVIOUS OWNERS AND OPERATORS OF THE TANKS:

NONE

DATES	_____	OWNER/OPERATOR	_____
	_____		_____

F. PROPOSED METHOD OF CLOSURE:☒ REMOVAL☐ CLOSURE IN PLACE**SAMPLING PROTOCOL**

Tank owner/authorized representative responsible for all sampling analyses and associated costs.

- for tank systems that are to be removed. The excavation shall be exposed prior to the scheduled inspection and sampling points identified by the HMMD inspector. Sampling is required for both tank and piping. The tank must remain in the excavation until the HMMD inspector approves the removal.
- tank systems to be closed in place. Submit an alternate plan which must include soil sampling, reason for closing the tank system in place and type of material to be used to fill the tank. Soil sampling and/or hydrostatic testing is also required for piping closures. Tank system closure in place will only be considered after evaluating the risks and hazards if the tank system were removed.

G. DISPOSAL SITE OF TANK: Valle De las Palmas - Baja California / Coahuila

Note: You must inform the HMMD of the address of where the tank is to be disposed. Plans will be disapproved without this information.

Flores De la Valle
Tecate B.C. Mexico
irrigation use

H. ATTACH THREE COPIES OF PLANS SHOWING THE FOLLOWING:

1. Property lines, site address, scale, north arrow.
2. Location of all existing structures.
3. Location of all existing underground storage tank facilities.
4. Location of underground storage tanks to be closed.
5. Location of underground utility lines and vaults.

I. REQUIRED INSPECTION-PERMIT TO CLOSE

A representative from the HMMD must be on site at the time the tank(s) are closed.

1. TANK SYSTEM CLOSURE BY REMOVAL:

- excavation shall be exposed prior to the scheduled inspection. The tank owner/authorized representative on site must submit a uniform hazardous waste manifest demonstrating that the tank has been properly decontaminated. A combustible gas instrument and soil sampling equipment must be on site. The HMMD inspector will identify sampling points. The tank must remain in the excavation until the HMMD approves the removal.

2. TANK SYSTEM CLOSURE IN PLACE:

- after approval of the alternate plan, the tank owner/authorized representative on site shall submit a uniform hazardous waste manifest demonstrating that the tank has been properly decontaminated. The HMMD inspector shall verify that the tank system has been properly emptied and will witness the filling with an approved inert substance. Piping approved to be closed in place by hydrostatic testing shall also be witnessed by the HMMD.

J. DECLARATION

I declare that to the best of my knowledge and belief the statements and information provided are correct and true. I understand that information in addition to that provided above may be needed in order to obtain final approval by the Hazardous Materials Management Division.

I understand that tests and procedures that may be required by other departments and agencies to demonstrate adequate site safety or suitability for further development (e.g. soil compaction testing) are in addition to the requirements of the Hazardous Materials Management Division.

I will notify the Hazardous Materials Management Division at least two working days (48 hours) before work is to begin in order to schedule the required inspections. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared or assumed by the County of San Diego.

SIGNATURE & TITLE

Rubén V. Luna General Manager Thornton Flower-Green

PRINT NAME

Rubén V. Luna

TELEPHONE (A)

753-6694

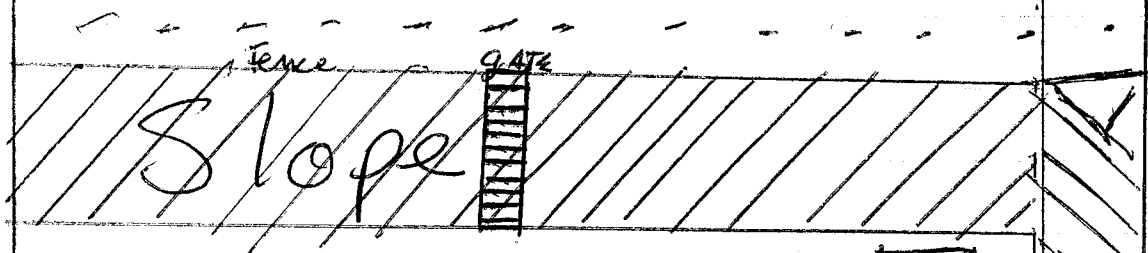
DATE

07-05-91

IMPORTANT: CONTACT THE DEPT. OF HEALTH SERVICES
AT 619-221-4214 AT LEAST TWO WORKING DAYS BEFORE
STARTING CONSTRUCTION TO SCHEDULE THE FIRST
REQUIRED FIELD INSPECTION.

oooooooooooo

Eucalyptus Grove



Dirt

21,000 gallon
gas tanks
No Electricity
Hand pumps

Bathroom

Electric panel

greenhouses

Driveway
fence

Electric panel

County of San Diego
Department of Health Services
Hazardous Materials Management Division

PLAN APPROVAL
PG# AT 2326 H# 22859
Approved By: M. Peter Date: 7/9/91
Comments: Remove 2 UG STS +
piping

"Any change in these plans may void this approval.
This stamp does not constitute or imply approval by
other agencies."

Dirt Driveway

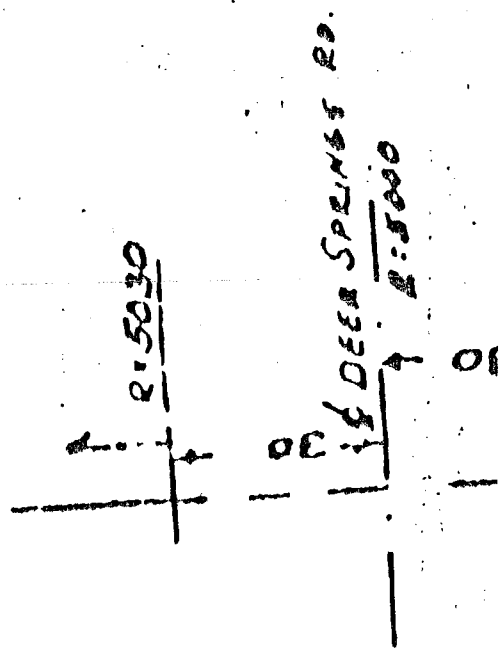
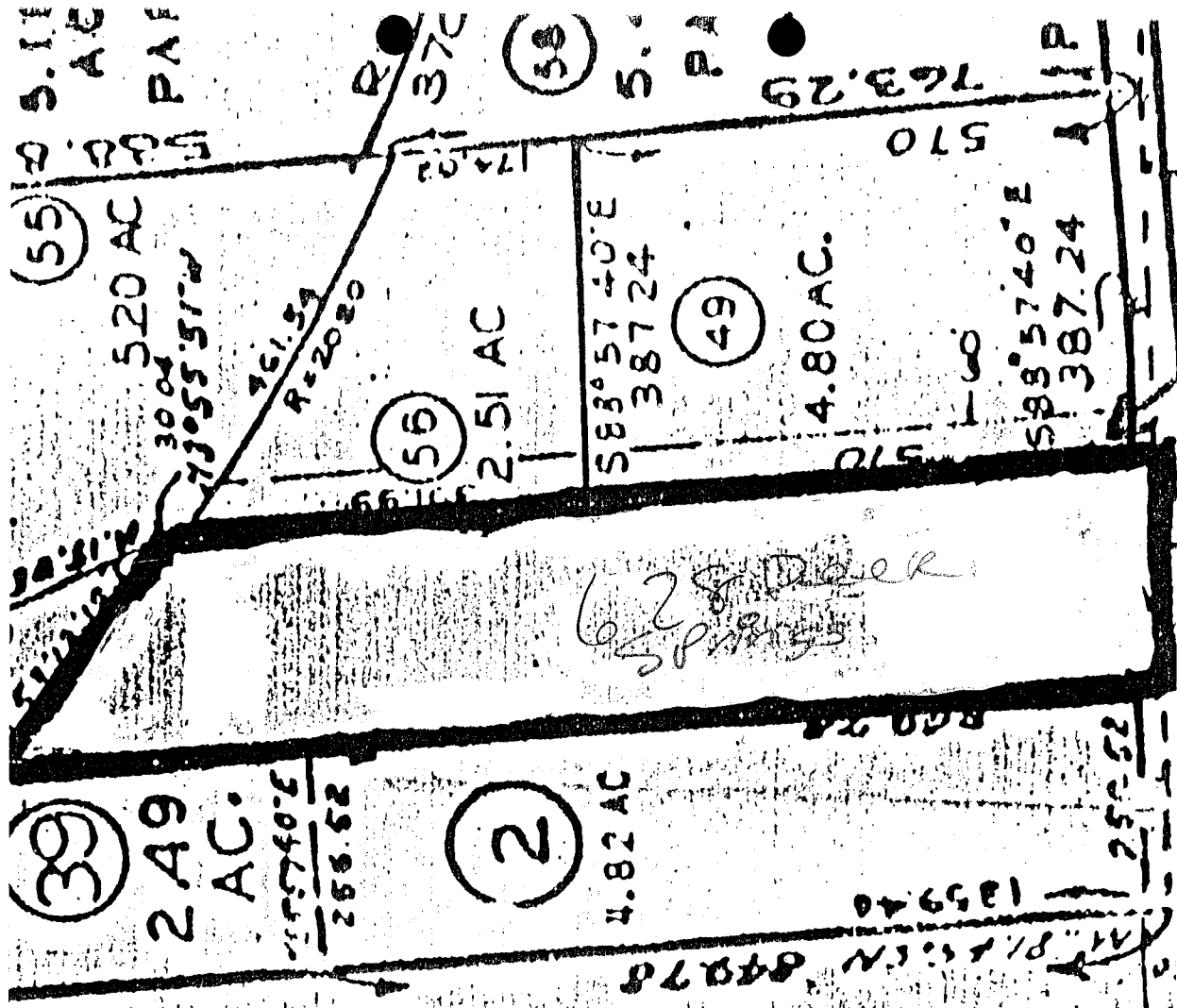
Road Driveway

2 + S

San Marcos Rd
Deer Springs Rd

I-15

Description
 Springs -
 Marcos.





**SAN MARCOS FIRE PROTECTION DISTRICT
BUREAU OF FIRE PREVENTION**

333 FIREBIRD LANE
SAN MARCOS, CALIFORNIA 92069

Ph. 619/744-7200

A Subsidiary District of the City of San Marcos

H22859
AT2326

FP permit # 1119

Date expires 10/15/91

PERMIT TO OPERATE

Not transferable and not refundable

Pursuant to ordinance # CC90-883 and conditioned upon payment of the fee at time due, inspection fee is hereby granted for the terms and purpose stated.

The issuance of a permit shall in no way be construed to relieve the permittee of compliance with the regulations of the Uniform Fire Code edition 1988 or the laws of the City of San Marcos or the State of California, nor shall such issuance be deemed a waiver of the San Marcos Fire Protection District of past or future violations of such laws or ordinances.

Matthew E. Egan
Bureau of Fire Prevention

Date issued 7/3/91

Name of Business Warrenton Flower Growers Inc.

Address 950 Zona Gale Rd Encinitas
work site (628 Deer Springs Rd
SAN MARCOS)

Article 1764-110 Sec (F)

Article _____

Article _____

Article _____

Total Permit Fees \$ \$20.00

SAN DIEGO AIR POLLUTION CONTROL DISTRICT

REQUEST FOR PUBLIC RECORDS

Date: 10/14/03Xandra R. Garanzuay
Sr. Staff EngineerName: _____
Agency: Leighton Consulting, Inc.

Address: _____

City: _____

Phone: () _____

3934 Murphy Canyon Road #B204
San Diego, CA 92123-4425
(858) 268-1320, ext. 123
~~(858) 622-6268 cell~~
(858) 268-5199 fax
xgaranzuay@gradientengineers.com
www.gradientengineers.com

I request to inspect the following Public Records (please be specific):

all available for 628 Deer
Springs Road, Escondido 92069**INSPECTION OF PUBLIC RECORDS**

The district shall make a determination if the records requested are available with the exception of those records specifically exempted from disclosure by state law and those records labeled as "TRADE SECRET" which are not emission data, within ten (10) days of the date of the receipt of the request. If, for good cause, the determination cannot be made within the ten (10) working days, the District will notify the requesting person the reasons for the delay and when the determination is expected to be made within an additional 14 days, as prescribed by law. Those records labeled as "TRADE SECRETS" shall be governed by the procedure set forth in District Rule 177 Section (g).

If you have any questions, please contact Public Records at (858) 650-4513.

Mail or fax completed form to:San Diego APCD
Public Records
9150 Chesapeake Drive
San Diego, CA 92123

Phone: (858) 650-4700

Fax No.: (858) 650-4659



SAN DIEGO COUNTY AIR POLLUTION CONTROL DISTRICT

9150 CHESAPEAKE DRIVE
SAN DIEGO, CA 92123-1096
PHONE (858) 650-4700
FAX (858) 650-4659

FAX TRANSMITTAL COVER SHEET

DATE: October 17, 2003

TO: Xandra Garanzuay
Leighton Consulting
PHONE: 858-569-6914
FAX: 858-268-5199

FROM: Rachelle Overturf
APCD
PHONE: 858-650-4518
FAX: 858-650-4659
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COMMENTS:

RE: Public Records Request for 628 Deer Springs Rd., Escondido 92069 and 2646 Deer Springs Pl, San Marcos 92069 and 2737 Sarver Ln.

There is no record of the information you requested.

If you have any questions, or need additional information, please contact me.



Peter M. Rooney
Secretary for
Environmental
Protection

California Regional Water Quality Control Board

San Diego Region

9771 Clairemont Mesa Boulevard, Suite A, San Diego, California 92124-1324
Phone (619) 467-2952 • FAX (619) 571-6972



Pete Wilson
Governor

Xandra R. Garanzuay
Sr. Staff Engineer

Requestor: _____

Mailing Address: _____

Phone Number: _____

Heighton Consulting, Inc.



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Files Located

Fac / Site 1: Facility / Site Name: _____
Facility / Site Address: 628 Deer Springs Road
City & Zip Code: Escondido 92069
Owner/Operator (if known): _____

Fac / Site 2: Facility / Site Name: _____
Facility / Site Address: _____
City & Zip Code: _____
Owner/Operator (if known): _____

Fac / Site 3: Facility / Site Name: _____
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City & Zip Code: _____
Owner/Operator (if known): _____

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A search of the Regional Board databases has been conducted for the above referenced facilities / addresses. To schedule an appointment to review the located files listed above, please contact the following Regional Board staff member:

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PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
JIMENEZ PROPERTY
ESCONDIDO, CALIFORNIA

Prepared For:

Stonegate Development

27071 Cabot Road, Suite 106
San Marcos, California 92122-9921

Project No. 600197-001

November 25, 2003



Leighton Consulting, Inc.

A LEIGHTON GROUP COMPANY



Leighton Consulting, Inc.

A LEIGHTON GROUP COMPANY

November 25, 2003

Project No. 600197-001

To: Stonegate Development
27071 Cabot Road, Suite 106
Orange, California 92653

Attention: Joe Perring

Subject: Phase I Environmental Site Assessment Report, Jimenez Property, Escondido,
California

Leighton Consulting, Inc. is pleased to present this Phase I Environmental Site Assessment Report for the subject site.

If you have any questions regarding this report, please do not hesitate to contact me. We appreciate the opportunity to be of service.

Respectfully submitted,
LEIGHTON CONSULTING, INC.

Thomas E. Mills, RG 4439 (Exp. 6/30/04)
Principal Geologist

Xandra R. Garanzuay
Project Manager

XRG/TEM

Distribution: (3) Addressee

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
EXECUTIVE SUMMARY.....	E-i
1.0 INTRODUCTION.....	1
1.1 AUTHORIZATION.....	1
1.2 PURPOSE.....	1
1.3 SCOPE OF WORK.....	1
1.4 SIGNIFICANT ASSUMPTIONS.....	1
1.5 LIMITATIONS AND EXCEPTIONS.....	2
1.6 SPECIAL TERMS AND CONDITIONS	2
1.7 USER RELIANCE.....	3
2.0 SITE DESCRIPTION.....	4
2.1 SITE LOCATION AND LEGAL DESCRIPTION	4
2.2 SITE AND VICINITY GENERAL CHARACTERISTICS	4
2.3 CURRENT USE OF THE SITE	4
2.4 DESCRIPTIONS OF STRUCTURES, ROADS AND OTHER IMPROVEMENTS ON THE SITE	4
2.5 CURRENT USES OF ADJOINING PROPERTIES	4
3.0 USER PROVIDED INFORMATION	5
3.1 TITLE RECORDS.....	5
3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS.....	5
3.3 SPECIALIZED KNOWLEDGE	5
3.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES	5
3.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION.....	5
3.6 REASON FOR PERFORMING PHASE I	5
3.7 OTHER.....	6
4.0 RECORDS REVIEW.....	7
4.1 STANDARD ENVIRONMENTAL RECORD SOURCES	7
4.1.1 <i>Site</i>	7
4.1.2 <i>Offsite</i>	7
4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES.....	9
4.3 PHYSICAL SETTING SOURCE(S).....	9
4.3.1 <i>Topography</i>	9
4.3.2 <i>Surface Water</i>	7
4.3.3 <i>Geology and Soils</i>	9
4.3.4 <i>Hydrogeology</i>	10
4.3.5 <i>Wetlands and Floodplain</i>	10
4.3.6 <i>Oil and Gas Fields</i>	10



4.4	HISTORICAL USE INFORMATION ON THE PROPERTY	10
4.4.1	<i>Aerial Photographs</i>	11
4.4.2	<i>Sanborn Maps</i>	11
4.4.3	<i>Historical Topographic Maps</i>	11
4.4.4	<i>Historical City Directories</i>	11
4.4.5	<i>Additional Resources</i>	12
4.4.6	<i>Summary of Historical Land Use</i>	12
5.0	SITE RECONNAISSANCE	13
5.1	METHODOLOGY AND LIMITING CONDITIONS	13
5.2	GENERAL SITE SETTING	13
5.3	EXTERIOR AND INTERIOR OBSERVATIONS	13
5.3.1	<i>Hazardous Substances, Drums, and Other Chemical Containers</i>	13
5.3.2	<i>Storage Tanks</i>	13
5.3.3	<i>Polychlorinated Biphenyls (PCBs)</i>	13
5.3.4	<i>Waste Disposal</i>	13
5.3.5	<i>Dumping</i>	14
5.3.6	<i>Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Cisterns, and Sumps</i>	14
5.3.7	<i>Pesticide Use</i>	14
5.3.8	<i>Staining and Discolored Soils</i>	14
5.3.9	<i>Stressed Vegetation</i>	14
5.3.10	<i>Unusual Odors</i>	14
5.3.11	<i>Onsite Wells</i>	14
5.3.12	<i>Asbestos</i>	14
5.3.13	<i>Lead-Based Paint</i>	14
5.3.14	<i>Other Observations</i>	15
6.0	INTERVIEWS	16
6.1	INTERVIEW WITH OWNER	16
6.2	INTERVIEW WITH SITE/PROPERTY MANAGER	16
6.3	INTERVIEWS WITH OCCUPANTS	16
6.4	INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS	16
6.5	INTERVIEWS WITH OTHERS	16
7.0	FINDINGS	17
7.1	ONSITE	17
7.2	OFFSITE	17
8.0	OPINION	18
8.1	ONSITE	18
8.2	OFFSITE	18
9.0	CONCLUSIONS AND RECOMMENDATIONS	19
10.0	DEVIATIONS	20
11.0	ADDITIONAL SERVICES	21



12.0 QUALIFICATIONS	22
12.1 CORPORATE	22
12.2 INDIVIDUAL	22

List of Accompanying Illustrations and Appendices

Figure 1 -Site Location Map -Rear of Text

Figure 2 -Site Plan - Rear of Text

Appendix A - References

Appendix B - Site Reconnaissance Photographs

Appendix C - FirstSearch Report

Appendix D - Records of Communication



EXECUTIVE SUMMARY

Leighton Consulting, Inc. (Leighton Consulting) performed a Phase I Environmental Site Assessment (ESA) of the property located east of Twin Oaks Crest Drive and west of Gist Road northwest of the City of Escondido and northeast of the City of San Marcos, San Diego County, California (Figure 1 – Site Location Map). The purpose of this ESA was to identify, to the extent feasible pursuant to the processes prescribed in ASTM E1527-00, recognized environmental conditions in connection with the subject property (Site). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. The scope of work for this Phase I ESA included: records review; site reconnaissance; interviews; and report preparation.

On October 6 and 7, 2003, Leighton Consulting personnel conducted a reconnaissance-level visit of the Site to observe and document existing site conditions and the nature of the neighboring property development within ¼ mile of the Site. The Site is undeveloped, consisting of ± 31 acres of natural terrain and rolling hills. The surrounding areas are undeveloped to the north, east and west and two structures were noted to the south of the Site.

No evidence or suspicion of release(s) of petroleum products or chemicals onto the land surface, nor signs of stressed vegetation, disposals, ground settlement or other similar conditions were observed during the site inspection.

An environmental database report prepared by FirstSearch was reviewed for local, state, and federal listings for properties within the site vicinity. Regulatory database lists were reviewed for cases pertaining to leaking USTs and ASTs, hazardous waste sites, and abandoned sites within the specified radii of standards established by the ASTM. The FirstSearch report did not identify any facilities that appear to represent a potential source of migration of hazardous substances to soil or groundwater beneath the Site.

Leighton Consulting performed a Phase I ESA for the Site in conformance with the scope and limitations of ASTM Practice E1527-00. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. Leighton Consulting did not identify any recognized environmental conditions that we believe merit further investigation for the purposes of the transaction for which this assessment was prepared.

Based upon the findings of this Phase I ESA, Leighton Consulting recommends:

- In general, observations should be made during any future site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, staining soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.



1.0 INTRODUCTION

1.1 Authorization

Leighton Consulting, Inc. (Leighton Consulting) performed a Phase I Environmental Site Assessment (ESA) of the property located east of Twin Oaks Crest Drive and west of Gist Road northwest of the City of Escondido and northeast of the City of San Marcos, San Diego County, California (collectively referred to as the "Site" -- Figure 1) in accordance with Stonegate Development's authorization. The Site is currently undeveloped.

1.2 Purpose

Stonegate Development requested that Leighton Consulting conduct a Phase I ESA of the Site. The purpose of the ESA is to identify, to the extent feasible pursuant to the processes prescribed in ASTM E1527-00, recognized environmental conditions in connection with the property.

1.3 Scope of Work

The scope of work was performed in accordance with Leighton Consulting's proposal and included the following tasks:

- A reconnaissance-level visit of the Site for evidence of the release(s) of hazardous materials and petroleum products and to assess the potential for onsite releases of hazardous materials and petroleum products;
- Records review;
- Interviews; and
- Preparation of a report presenting our findings.

1.4 Significant Assumptions

Leighton Consulting assumes that the purpose of this ESA is to provide appropriate inquiry into the previous ownership and use of the Site so that the Client may qualify for the "innocent landowner defense" under CERCLA (42 USC subparagraphs 9601(35) and 9607(b)(3)). Leighton Consulting also assumes that the information provided by the Client, regulatory database provider, and regulatory agencies is true and reliable.



1.5 Limitations and Exceptions

Site-specific activities performed by Leighton Consulting and information collected regarding these activities are summarized in the following sections. The findings of this ESA are presented in Section 7.0. Opinions and conclusions drawn by Leighton Consulting, based on the information collected as part of the ESA, are presented in Sections 8.0 and 9.0, respectively.

Due to lack of available historical resources, historical records have not been reviewed prior to 1928. References are included in Appendix A.

This ESA was conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

The observations and conclusions presented in this report are professional opinions based on the scope of activities, work schedule, and information obtained through the ESA described herein. Opinions presented herein apply to site conditions existing at the time of our study and cannot necessarily be taken to apply to site conditions or change that we are not aware of or have not had the opportunity to evaluate. It must be recognized that conclusions drawn from these data are limited to the amount, type, distribution, and integrity of the information collected at the time of the investigation, the methods utilized to collect and evaluate the data, and that a full and complete determination of environmental risks cannot be made. Although Leighton Consulting has taken steps to obtain true copies of available information, we make no representation or warranty with respect to the accuracy or completeness of this information.

1.6 Special Terms and Conditions

The scope of work for this Phase I ESA did not include testing of electrical equipment for the presence of polychlorinated biphenyls (PCBs) or collection of other environmental samples such as air, water, building materials, or paint; assessment of natural hazards such as naturally occurring asbestos, radon gas or methane gas; assessment of the potential presence of radionuclides; or assessment of nonchemical hazards such as the potential for damage from earthquakes or floods, or the presence of endangered species or wildlife habitats. This ESA also did not include an extensive assessment of the environmental compliance status of the Site or of the businesses operating at the Site, or a health-based risk assessment.



1.7 User Reliance

This report is for the exclusive use of Stonegate Development. Use of this report by any other party shall be at such party's sole risk.



2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The Site is located east of Twin Oaks Crest Drive and west of Gist Road northwest of the City of Escondido and northeast of the City of San Marcos, San Diego County, California (Figure 1). No address was found to be associated with the Site.

2.2 Site and Vicinity General Characteristics

The Site is undeveloped, consisting of \pm 31 acres of natural terrain and rolling hills (Photos 1 through 6 in Appendix B). The surrounding areas are undeveloped to the west, east and north and two structures were noted to the south of the Site.

2.3 Current Use of the Site

The Site is undeveloped, consisting of natural terrain and rolling hills (Photos 1 through 6 and Figure 2).

2.4 Descriptions of Structures, Roads and Other Improvements on the Site

The Site is undeveloped and includes one parcel, APN 174-190-14. Several unpaved roads cross the Site. No structures were observed onsite.

The following utilities provide service to the Site:

Natural Gas	:	San Diego Gas & Electric
Water	:	Vallecitos Water District (VWD)
Electric	:	San Diego Gas & Electric
Sanitary Wastewater	:	VWD
Solid Waste Disposal	:	EDCO

2.5 Current Uses of Adjoining Properties

The Site is currently bordered by undeveloped properties to the north, east and west and two structures were noted to the south of the Site (Photo 4).



3.0 USER PROVIDED INFORMATION

The user of this Phase I ESA is identified as Stonegate Development (Stonegate).

3.1 Title Records

Leighton Consulting was not provided a preliminary title report.

3.2 Environmental Liens or Activity and Use Limitations

Evidence of environment liens or activity or land use limitations was not disclosed to Leighton Consulting.

3.3 Specialized Knowledge

Specialized knowledge about the Site was not disclosed to Leighton Consulting.

3.4 *Valuation Reduction for Environmental Issues

Evidence of valuation reduction for environmental issues was not disclosed to Leighton Consulting.

3.5 Owner, Property Manager, and Occupant Information

The property owners and associated Assessor Parcel Number (APN), as designated by the County of San Diego Assessor's office, are Damian and Jose Jimenez, APN 174-190-44.

3.6 Reason for Performing Phase I

Leighton Consulting assumes that the purpose of this ESA is to provide appropriate inquiry into the previous ownership and use of the Site so that the Client may qualify for the "innocent landowner defense" under CERCLA (42 USC subparagraphs 9601(35) and 9607(b)(3)).



3.7 Other

Leighton Consulting reviewed a Preliminary Geotechnical Investigation Report provided by Leighton and Associates (Leighton, 2002). Leighton Consulting reviewed the report for pertinent information.



4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

A search of selected government databases was conducted by Leighton Consulting using the Environmental FirstSearch (FirstSearch) environmental database report system. Details of the database search along with descriptions of each database researched are provided in the FirstSearch report (Appendix C).

4.1.1 Site

The Site was not identified on the FirstSearch report.

4.1.2 Offsite

Federal NPL List: The Environmental Protection Agency's (EPA) National Priorities List (NPL) of uncontrolled or abandoned hazardous waste sites was reviewed for sites within a mile radius of the Site. To appear on the NPL, sites must have met or surpassed a predetermined hazard ranking system score, been chosen as a State's top priority site, pose a significant health or environmental threat, or be a site where the EPA has determined that remedial action is more cost effective than removal action. The database search did not identify any NPL sites within a mile of the Site.

Federal CERCLIS List: The EPA's Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) listings were reviewed to determine if sites within 0.5 miles of the Site are listed for investigation. The CERCLIS database identifies hazardous waste sites that require investigation and possible remedial action to mitigate potential negative impacts on human health or the environment. The database search did not identify any State equivalent CERCLIS facilities within 0.50 miles of the Site.

Federal RCRA List: The current Resource Conservation Recovery Act (RCRA) Notifiers List was reviewed to determine if RCRA treatment, storage, or disposal sites (TSDs) are located within 0.50 miles of the Site. The database search did not identify any RCRA TSD facilities within 0.50 miles of the Site.



The RCRA Corrective Action Sites List is maintained for sites, which are undergoing "a corrective action." A corrective action order is issued when there has been a release of hazardous waste constituents into the environment from a RCRA facility. The database search did not identify any RCRA Corrective Action facilities within a mile of the Site.

The RCRA regulated hazardous waste generator notifiers list was reviewed to determine if RCRA generator facilities are located on or adjoining the Site. The database search did not identify any generators located adjacent to the Site.

Emergency Response Notification System (ERNS): The EPA's database of emergency response actions was reviewed. The database search did not identify any ERNS listings located adjacent to the Site.

Department of Toxic Substances Control (CALSITES) Sites: The Department of Toxic Substances Control (DTSC) CALSITES database contains potential or confirmed hazardous substance release properties. The database search did not identify any CALSITES facilities within a mile radius of the Site.

Solid Waste Landfill Facilities: This database, provided by the Department of Consumer and Regulatory Affairs, consists of both open, as well as closed and inactive solid waste disposal facilities and transfer stations (SWL). The database search did not identify any SWL sites within 0.50 miles of the Site.

Underground Storage Tank (UST) Sites: The California State Water Resources Control Board (SWRCB) Underground Storage Tank inventory list was reviewed to determine if any USTs are located adjacent to the Site. The database search did not identify any UST facilities adjacent to the Site.

Leaking Underground Storage Tank (LUST) Sites: The EPA maintains lists of information pertaining to reported leaking underground storage tanks (LUSTs) in the state. The database search did not identify any LUST facilities within 0.5 miles of the Site.

Unmapped Listings: Several unmapped listings were reported. Based on the information provided in the database report, and their location to the subject property, it appears that these unmapped sites are not likely to have the potential to adversely impact the subject property.



4.2 Additional Environmental Record Sources

In 1990, the State of California (1990) conducted a radon survey in the state. The results of the survey indicate that for the 182 samples obtained from residential homes in Region 9, which includes San Diego County, the arithmetic mean radon levels were 0.6 picoCuries per liter of air (pCi/l).] This average total is below the U. S. EPA radon action level of 4 pCi/l of air. Therefore, the potential for elevated radon levels at the Site appears to be low.

4.3 Physical Setting Source(s)

Leighton Consulting reviewed pertinent maps and readily available literature for information on the physiography and hydrogeology of the Site. A summary of this information is presented in the following subsections.

4.3.1 Topography

The Site is located in Township 11 South, Range 3 West, Section 14, located northeast of the City of Escondido and northwest of the City of San Marcos, San Diego County, California. Topographic map coverage of the site vicinity is provided by the United States Geological Survey (USGS) "San Marcos, California" Quadrangle (1968, photorevised 1983). No structures are depicted on the Site or surrounding properties. Evidence of oil wells or water wells was not noted onsite. The Site is part of the Merriam Mountains, and its elevation ranges from approximately 830 to 1,750 feet above mean sea level (Leighton, 2002).

4.3.2 Surface Water

As shown on the USGS "San Marcos, California" Quadrangle, Gopher Canyon Creek runs northwest to southeast approximately 0.75 miles west of the Site adjacent to Twin Oaks Valley Road. The Second San Diego Aqueduct is located approximately 0.90 miles west of the Site (1968, photorevised 1983).

4.3.3 Geology and Soils

"The Site is located within the coastal subprovince of the Peninsular Ranges Geomorphic Province, near the western edge of the southern California batholith. Primarily, the Site is underlain by the Cretaceous-aged Granite of the southern California batholith with minor amounts of Jurassic-aged metavolcanic rock along the western margin. Erosion and regional tectonic uplift created the valleys and ridges of the area" (Leighton, 2002).



4.3.4 Hydrogeology

The Site is located in the San Luis Rey Hydrologic Unit, Lower San Luis Hydrologic Area, Moosa Hydrologic Sub-area and the southwestern area is located in the Carlsbad Hydrologic Unit, San Marcos Hydrologic Area, Twin Oaks Hydrologic Sub-area. Groundwater has municipal, agricultural and industrial beneficial use (California RWQCB, 1994). The groundwater flow direction beneath the Site is unknown but is assumed to generally follow the topography which is south/southwest.

4.3.5 Wetlands and Floodplain

The Site inspection did not reveal existing wetlands or any conditions, such as reeds on standing water, that would indicate the presence of a wetland on the Site. In addition, Leighton Consulting's review of the USGS topographic maps revealed no evidence of wetlands on the Site. The FirstSearch report did not identify any wetlands on the Site.

According to the FirstSearch report, the Site is located outside the 500-year flood zone.

4.3.6 Oil and Gas Fields

Leighton Consulting reviewed the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, Regional Wildcat Map, Number W1-7, dated April 7, 1990. No evidence of onsite oil wells or oilfield-related facilities was observed on the Site.

4.4 Historical Use Information on the Property

Leighton Consulting conducted personal interviews and reviewed selected aerial photographs and topographic maps. These references were reviewed for evidence of activities which would suggest the potential presence of hazardous substances at the Site and to evaluate the potential for the Site to be impacted by offsite sources of contamination. The following paragraphs are a chronological summary of the review.



4.4.1 Aerial Photographs

Historical aerial photographs were reviewed for information regarding past Site uses. Aerial photographs were reviewed for the following years: 1928, 1953, 1973, 1978 and 1989. Reference photographs are provided in Appendix E.

In the 1928 aerial photograph, the Site and surrounding properties are undeveloped.

In the 1953 aerial photograph, the Site and surrounding properties are undeveloped. One unpaved road is noted to the east of the Site.

In the 1973 aerial photograph, land use changes are not observed at the Site and surrounding properties. Twin Oaks Valley Road is present west of the Site.

In the 1978 aerial photograph, land use changes are not observed at the Site and surrounding properties to the north, south and east. An orchard is observed to the west on the south side of Twin Oaks Valley Road.

In the 1989 aerial photograph, land use changes are not observed at the Site and surrounding properties to the south. What appear to be orchards are noted to the west and north. The property to the east has been cleared.

4.4.2 Sanborn Maps

Sanborn Map coverage does not exist for the Site.

4.4.3 Historical Topographic Maps

A historical topographic map was reviewed for information regarding past Site uses. Topographic map coverage of the site vicinity is provided by the "San Marcos, California" Quadrangle (1968, photorevised 1983). No structures are depicted at the Site and surrounding properties.

4.4.4 Historical City Directories

Historical City Directories were not reviewed for the Site.



4.4.5 Additional Resources

Additional Resources were not reviewed for the Site.

4.4.6 Summary of Historical Land Use

Based on historical records, land usage is summarized as follows:

Time Period	Land Usage	Reference
Prior to 1928	Unknown	None available
Approximately 1928 to Present	Undeveloped	Aerial Photographs, Interview, Site Visit



5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

On October 6 and 7, 2003, a representative of Leighton Consulting conducted a reconnaissance-level assessment of the Site. The site reconnaissance consisted of the observation and documentation of existing site conditions and nature of the neighboring property development within ¼ mile of the Site. Photographs of the Site are presented in Appendix B and their view directions are noted on Figure 2. Items noted during the site reconnaissance are also noted on Figure 2.

5.2 General Site Setting

The Site is undeveloped, consisting of natural terrain and rolling hills. The surrounding properties are undeveloped to the north, east and west and two structures were noted to the south of the Site.

5.3 Exterior and Interior Observations

5.3.1 Hazardous Substances, Drums, and Other Chemical Containers

Leighton Consulting did not observe storage of hazardous or regulated substance containers at the Site.

5.3.2 Storage Tanks

No evidence of underground storage tanks (USTs) (such as vent lines, fill or overfill ports) was observed on the Site.

5.3.3 Polychlorinated Biphenyls (PCBs)

No visual evidence of PCBs was observed onsite.

5.3.4 Waste Disposal

No trash is generated at the Site. The offsite contractor EDCO provides service to the area.



5.3.5 Dumping

Evidence of waste dumping was not observed onsite.

5.3.6 Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Cisterns, and Sumps

No evidence of pits, ponds, lagoons, septic systems, wastewater, drains, cisterns, and sumps was observed at the Site.

5.3.7 Pesticide Use

No pesticides were observed onsite.

5.3.8 Staining and Discolored Soils

No evidence of staining and discolored soils was observed at the Site.

5.3.9 Stressed Vegetation

No stressed vegetation was observed onsite.

5.3.10 Unusual Odors

No unusual odors were detected onsite.

5.3.11 Onsite Wells

No oil or gas production wells were observed or reported at or adjacent to the Site.

5.3.12 Asbestos

No structures are present at the Site.

5.3.13 Lead-Based Paint

No structures are present at the Site.



5.3.14 Other Observations

Leighton Consulting did not make any other observations.



6.0 INTERVIEWS

Leighton Consulting conducted interviews with persons having knowledge of current or past Site usage. Interviews were conducted either orally or in the form of a written questionnaire.

Leighton Consulting emailed its Standard Phase I ESA Owner/Site Contact Interview Form to Damian Jimenez, site representative for the Jimenez Property, on October 13, 2003.

6.1 Interview With Owner

On November 17, 2003, Leighton Consulting received the interview form. Jose Jimenez, the property owner and brother of Damian Jimenez, completed the form. He stated he has owned the \pm 31-acre property since 2000 and that it is vacant land. Mr. Jimenez was not aware of the historical presence of hazardous materials at the Site. A copy of the interview form is included in Appendix D.

6.2 Interview With Site/Property Manager

There is no property manager for the Site.

6.3 Interviews With Occupants

Leighton Consulting did not observe any occupants.

6.4 Interviews With Local Government Officials

Leighton Consulting did not interview local government officials.

6.5 Interviews With Others

Leighton Consulting did not conduct any other interviews for the Site.



7.0 FINDINGS

Leighton Consulting performed a Phase I ESA of the property east of Twin Oaks Crest Drive and west of Gist Road northeast of the City of Escondido and northwest of the City of San Marcos, San Diego County, California. The Site is undeveloped. The surrounding areas are undeveloped and two structures are noted to the south of the Site.

7.1 Onsite

Historically, the Site was undeveloped.

The Site currently is undeveloped, consisting of natural terrain and rolling hills.

7.2 Offsite

Historically, the adjacent properties were undeveloped. Historical aerial photographs show areas with orchards west and north of the Site.

The Site is currently bordered by undeveloped property to the north, east and west. Two structures were observed to the south of the Site.



8.0 OPINION

8.1 Onsite

No evidence or suspicion of release(s) of petroleum products or chemicals onto the land surface, nor signs of stressed vegetation, disposals, ground settlement or other similar conditions were observed during the site inspection. Leighton Consulting identified no recognized environmental conditions that we believe merit further investigation for the purposes of the transaction for which this assessment was prepared.

8.2 Offsite

An environmental database report prepared by FirstSearch was reviewed for local, state, and federal listings for properties within the site vicinity. Regulatory database lists were reviewed for cases pertaining to leaking USTs and ASTs, hazardous waste sites, and abandoned sites within the specified radii of standards established by the ASTM. The FirstSearch report did not identify any facilities that appear to represent a potential source of migration of hazardous substances to soil or groundwater beneath the Site.



9.0 CONCLUSIONS AND RECOMMENDATIONS

Leighton Consulting performed a Phase I ESA for the Site in conformance with the scope and limitations of ASTM Practice E1527-00. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

Based upon the findings of this Phase I ESA, Leighton Consulting recommends:

- In general, observations should be made during any future site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, staining soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.



10.0 DEVIATIONS

Leighton Consulting did not deviate from or alter the scope of work, as defined in Section 1.3 of this report, in any way.



11.0 ADDITIONAL SERVICES

Leighton Consulting did not perform any work outside the scope of work as defined in Section 1.3 of this report.



12.0 QUALIFICATIONS

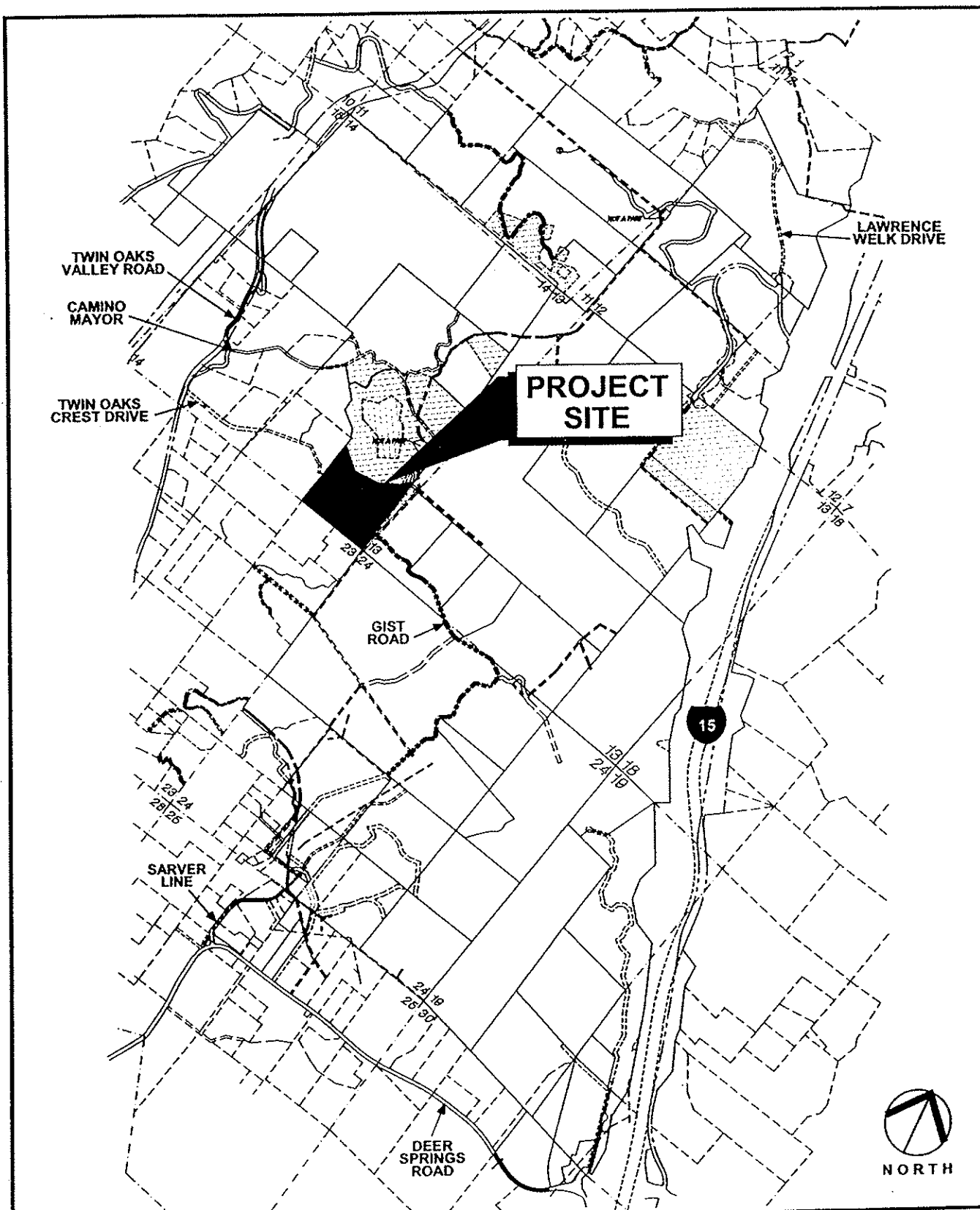
12.1 Corporate

Leighton Group, Inc. is the parent firm for three firms, of which Leighton Consulting, Inc. is one. The other two firms are Leighton and Associates, Inc. and Teratest Labs, Inc. Leighton Consulting provides professional services in environmental engineering that involves the application of science and engineering to environmental compliance, contamination assessment and cleanup, and the management of hazardous, solid and industrial waste. Phase I Environmental Site Assessments are a part of this practice area and have been conducted by Leighton Consulting.

12.2 Individual

The qualifications of the Project Manager and the other Leighton Consulting environmental professionals involved in this Phase I ESA meet the Leighton Consulting corporate requirements for performing Phase I ESAs. In addition, Thomas E. Mills is a Registered Geologist and Registered Environmental Assessor II.





SITE LOCATION MAP

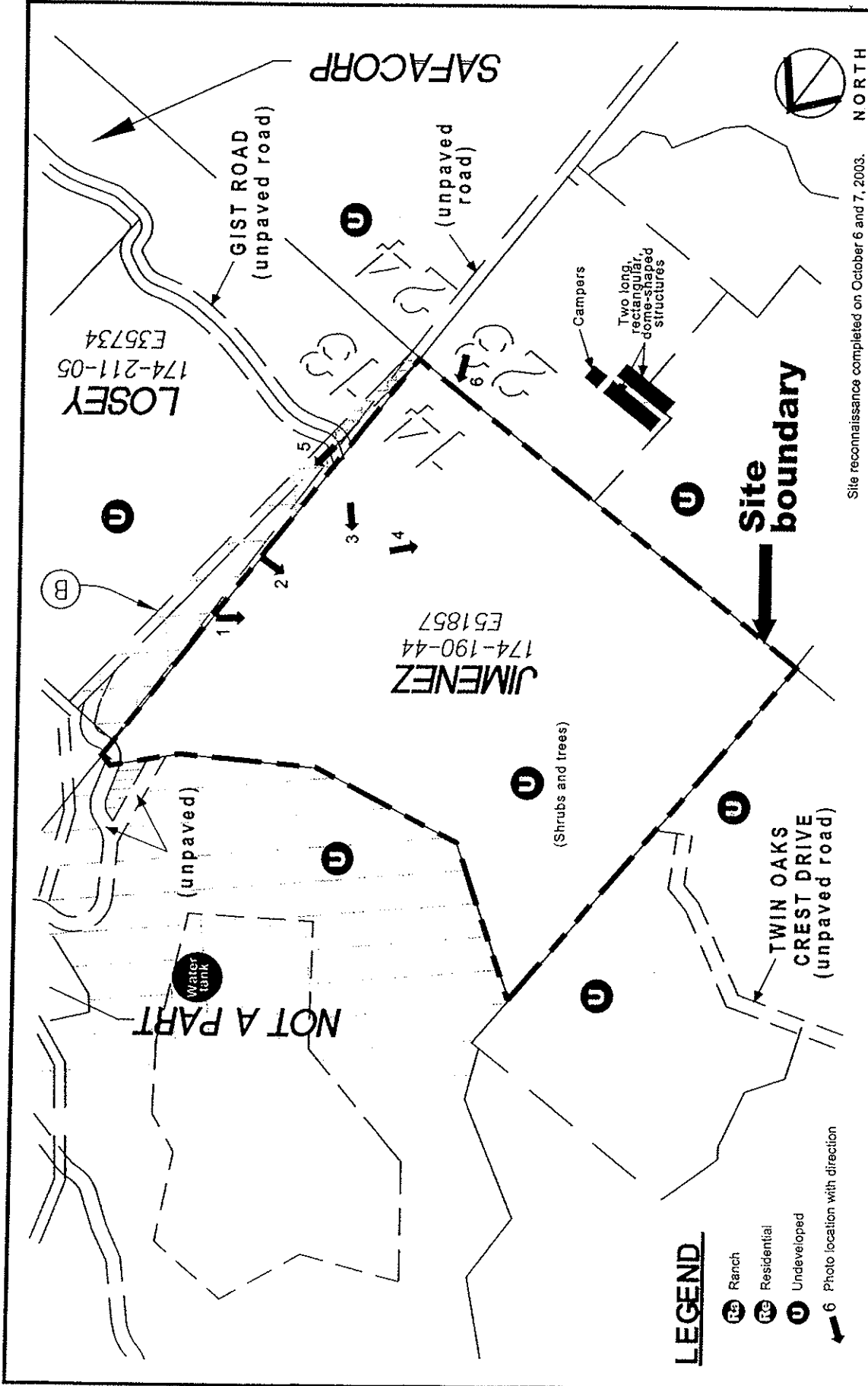
Stonegate Development
Merriam / Jimenez Property
Escondido, California

Project No.	600197-001
Scale	Not to scale
Engr./Geol.	TEM/XRG
Drafted By	KAM
Date	November 2003

Leighton Consulting, Inc. A LEIGHTON GROUP COMPANY



Figure No. 1



Site reconnaissance completed on October 6 and 7, 2003.

Project No.	600197-001
Scale	Not to scale
Engr./Geol.	TEM/XRG
Drafted By	KAM
Date	November 2003

Leighton Consulting, Inc.
A LEIGHTON GROUP COMPANY

SITE PLAN
 Stonegate Development
 Merriam / Jimenez Property
 Escondido, California



Figure No. 2

APPENDIX A

REFERENCES

APPENDIX A

REFERENCES

ASTM, 2000, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-00, dated May 10, 2000.

California Regional Water Quality Control Board (RWQCB), 1994, Water Quality Control Plan for the Santa Diego Basin (9), September 8, 1994.

Year	Photo Identification Number	Source
1928	24-B,C & 25-B,C	County of San Diego
1953	4M-29, 3M-165, 4M-31	County of San Diego
1973	27-56,57,58,59,60; 26-48,49,50,51,52; 25-63,64	County of San Diego
1978	21-C-1,2,3,4;22-A-21,22,23,24,25;23-A-23,24	County of San Diego
1989	1-100	County of San Diego

Leighton and Associates, Inc., 2002, Preliminary Geotechnical Investigation, September 27, 2002.

Regional Wildcat Map Showing Wells not on Division of Oil and Gas Field Maps, 1990, California Department of Conservation, Division of Oil, Gas and Geothermal Resources, Number W1-7, dated April 7, 1990.

Track Info Services, LLC, 2003, Environmental First Search Report dated October 3, 2003.

United States Geological Survey Topographic Map, "San Marcos, California" Quadrangle (1968, photorevised 1983).

APPENDIX B

SITE RECONNAISSANCE PHOTOGRAPHS

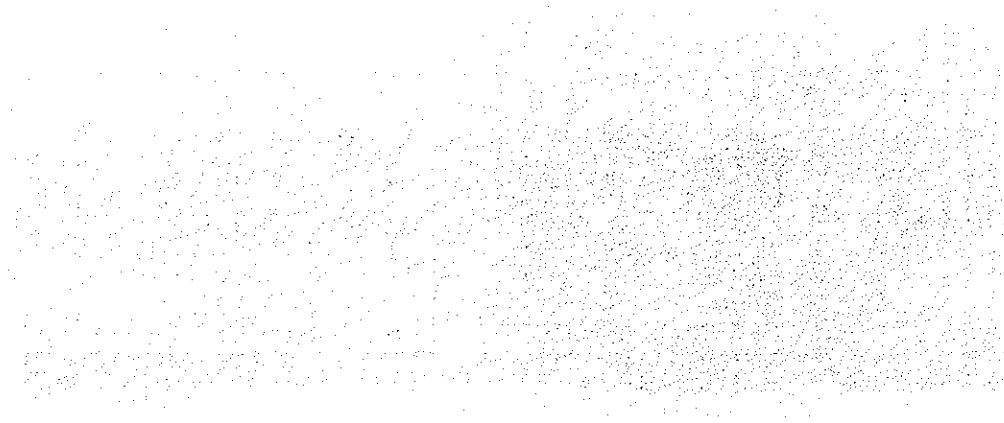
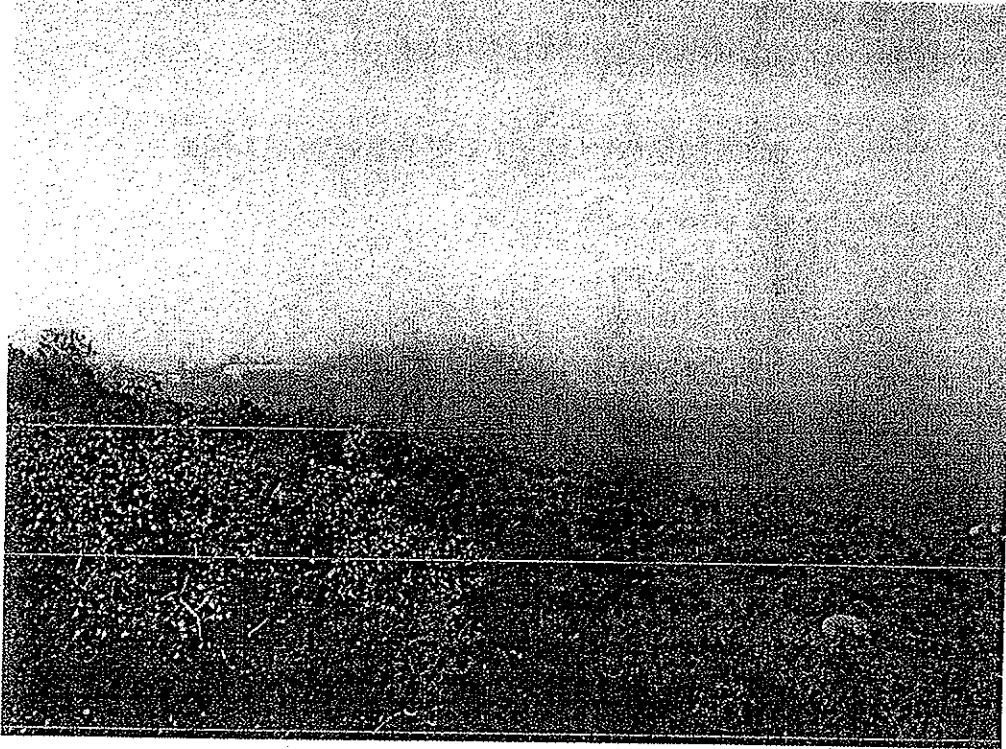


PHOTO NO. 1:

View of the central and southern area of the Site from the unpaved road that parallels the eastern site boundary. View to southwest.

**PHOTO NO. 2:**

View of the central area of the Site. View to west.

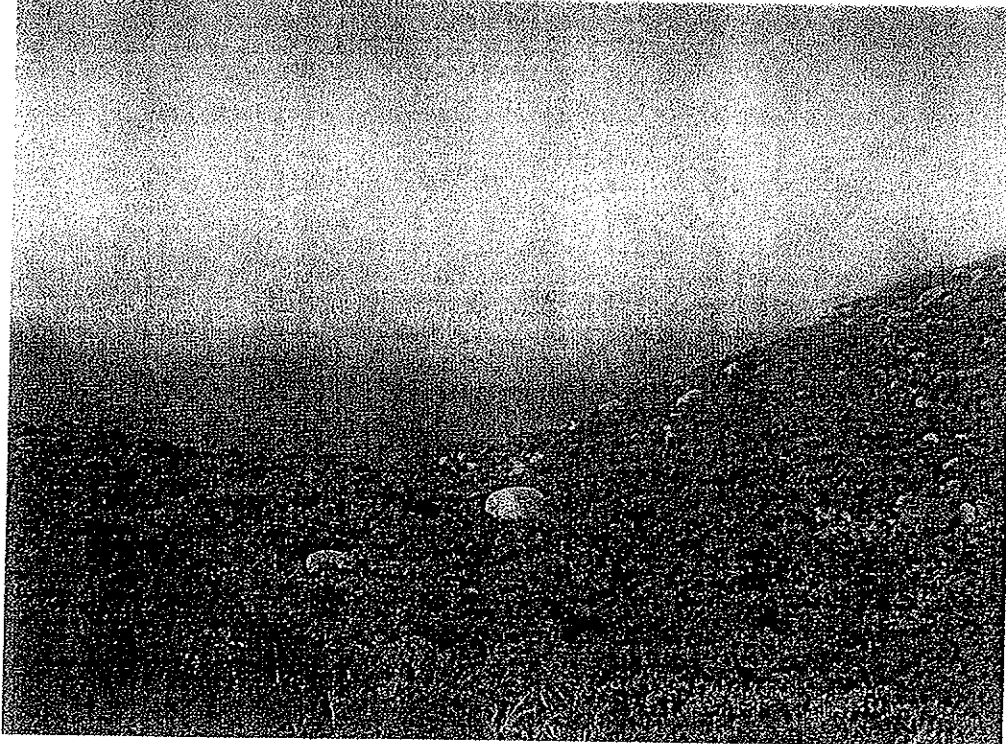


PHOTO NO. 3:

View of the central and northwestern area of the Site. View to the northwest.

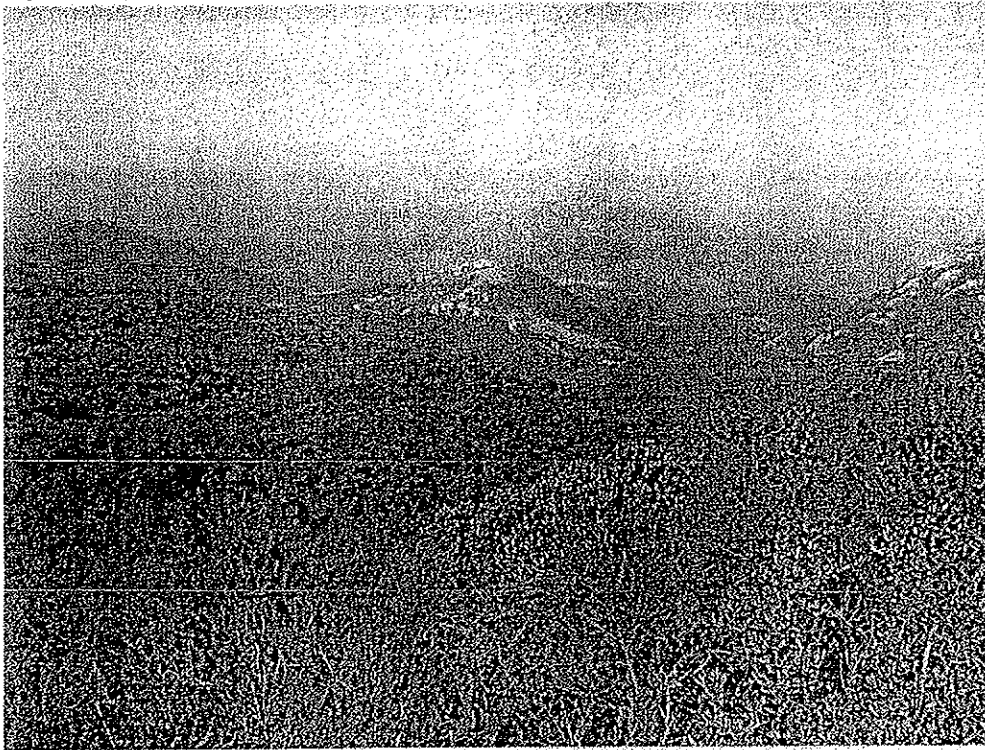


PHOTO NO. 4:

View of the southeastern area of the Site, showing a structure south of the Site. View to southwest.

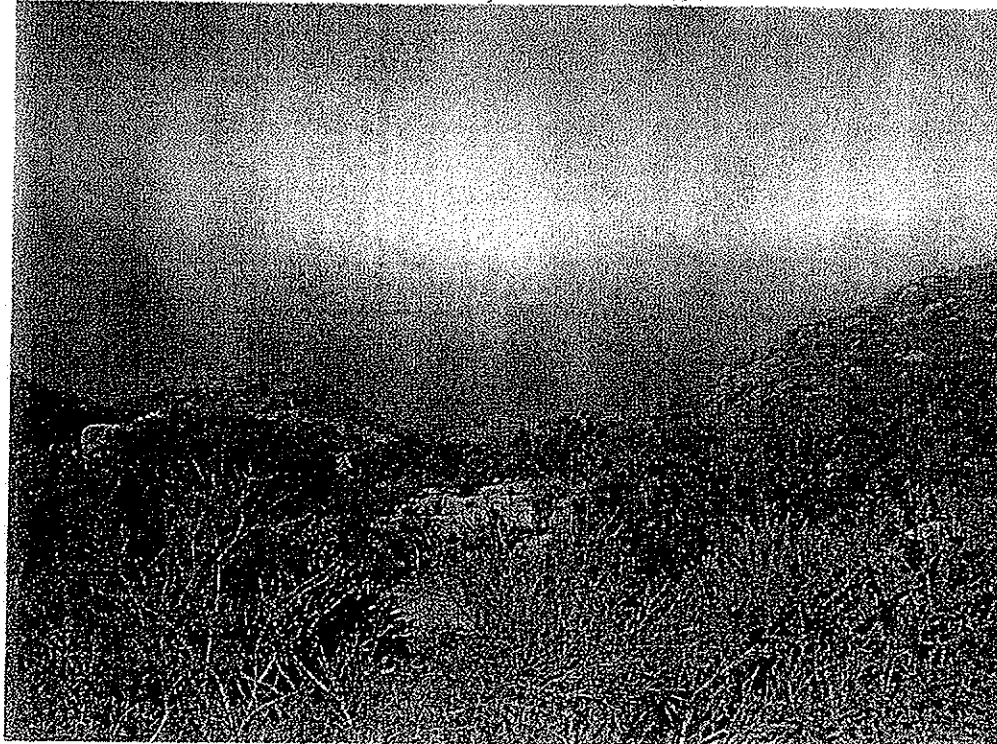


PHOTO NO. 5:

View of the northeastern area of the Site on the left-hand side of the photo. The unpaved road marks the eastern boundary. The water tank, situated on an area north of the Site, is shown in the background. View to north.

**PHOTO NO. 6:**

View of the Site from the southern site boundary. View to northwest.



APPENDIX C

FIRSTEARCH REPORT

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

TARGET PROPERTY:

CAMINO MAYOR

SAN MARCOS CA 92069

Job Number: 600197001

PREPARED FOR:

Gradient Engineers

3934 Murphy Canyon Road, B204

San Diego, CA 92123

10-03-03

**Environmental
FIRSTSEARCH**



Tel: (323) 664-9981

Fax: (323) 664-9982

Environmental FirstSearch *Site Information Report*

Request Date: 10-03-03
Requestor Name: Xandra Garanzuay
Standard: ASTM

Search Type: AREA
Job Number: 600197001
Filtered Report

TARGET ADDRESS: CAMINO MAYOR
SAN MARCOS CA 92069

Demographics

Sites: 44	Non-Geocoded: 2	Population: NA
Radon: 0.2 - 1.3 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-117.15686	-117:9:25	Easting: 485382.998
Latitude:	33.220365	33:13:13	Northing: 3675536.139
			Zone: 11

Comment

Comment:STONEGATE - 9 SQ. MILES

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)

Services:

ZIP Code	City Name	ST	Dist/Dir	Sel
92026	ESCONDIDO	CA	0.00 --	Y
92082	VALLEY CENTER	CA	0.51 NE	Y
92084	VISTA	CA	0.00 --	Y

	<u>Requested?</u>	<u>Date</u>
Sanborns	No	
Aerial Photographs	No	
Topographical Maps	No	
City Directories	No	
Title Search	No	
Municipal Reports	No	
Online Topos	No	

Environmental FirstSearch Search Summary Report

Target Site: CAMINO MAYOR
SAN MARCOS CA 92069

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	07-09-03	1.00	0	0	0	0	0	0	0
CERCLIS	Y	06-09-03	0.50	0	0	0	0	-	0	0
NFRAP	Y	06-09-03	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	12-09-02	0.50	0	0	0	0	-	0	0
RCRA COR	Y	12-09-02	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	12-09-02	0.25	1	0	1	-	-	2	4
RCRA NLR	Y	12-09-02	0.12	0	0	-	-	-	0	0
ERNS	Y	12-31-02	0.12	0	0	-	-	-	0	0
State Sites	Y	04-30-03	1.00	0	0	0	0	0	0	0
Spills-1990	Y	07-01-03	0.12	0	0	-	-	-	0	0
SWL	Y	08-14-03	0.50	1	0	0	1	-	0	2
Permits	Y	06-03-03	0.12	7	1	-	-	-	0	8
Other	Y	04-30-03	0.12	0	0	-	-	-	0	0
REG UST/AST	Y	06-25-03	0.25	2	0	2	-	-	0	4
Leaking UST	Y	12-11-02	0.50	2	0	0	4	-	0	6
Wetlands	Y	11-20-00	0.50	2	1	2	15	-	0	20
Floodplains	Y	NA	0.50	0	0	0	0	-	0	0
- TOTALS -				15	2	5	20	0	2	44

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

Environmental FirstSearch Sites Summary Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

TOTAL: 44 **GEOCODED:** 42 **NON GEOCODED:** 2 **SELECTED:** 44

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
14	UST	CHAMPAGNE TEXACO HE17H05719	8808 LAWRENCE WELK DR ESCONDIDO CA 92026	0.00 --	5
5	PERMITS	CHAMPAGNE TEXACO HE17H05719	8808 LAWRENCE WELK DR ESCONDIDO CA 92026	0.00 --	5
17	LUST	CHAMPAGNE TEXACO HE17H05719	8808 LAWRENCE WELK DR ESCONDIDO CA 92026	0.00 --	5
18	LUST	CHEVRON #9-1197 T0607301337/PRELIM. SITE ASSES.	8808 LAWRENCE WELK DR ESCONDIDO CA 92026	0.00 --	5
6	PERMITS	LAWRENCE WELK RESORT HE17H37713	8860 LAWRENCE WELK DR ESCONDIDO CA 92026	0.00 --	8
7	PERMITS	N TWIN OAKS-CHLORINE STATIONIV HE17H29129	3690 N TWIN OAKS VALLEY RD SAN MARCOS CA 92069	0.00 --	9
31	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-101/PUBFX		0.00 --	25
26	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-110/PUSCX		0.00 --	20
4	SWL	ROBERT WEESE FILTRATION PT LF WMUD9 000000106/ACTIVE	3885 SILVERLEAF LANE VISTA CA 92084	0.00 --	4
8	PERMITS	ROBERT WEESE WATER FILTRATION HE17H20988	3885 SILVERLEAF LN VISTA CA 92084	0.00 --	10
16	UST	ROBERT WEESE WATER FILTRATION HE17H20988	3885 SILVERLEAF LN VISTA CA 92084	0.00 --	10
9	PERMITS	S & C VANDER WOUDE DAIRY HE17H99416	3588 N TWIN OAKS VALLEY RD SAN MARCOS CA 92069	0.00 --	11
2	RCRAGN	S D CO WTR AUTH SCHETNE HOUSE CAR000043430/SGN	3586 N TWIN OAKS VALLEY RD SAN MARCOS CA 92069	0.00 --	2
10	PERMITS	TWIN OAKS CHLORINE STATION HE17H37563	3896 EL PASO ALTO RD SAN MARCOS CA 92069	0.00 --	12
12	PERMITS	VREELAND NURSERY INC HE17H99303	2705 SARVER LN SAN MARCOS CA 92069	0.00 --	14
41	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-78/PUBFH		0.02 SW	35
11	PERMITS	VILLAGE DENTAL CENTER HE17H51068	8895 LAWRENCE WELK DR ESCONDIDO CA 92026	0.05 NE	13
32	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-84/PUBHRX		0.16 SW	26
15	UST	DEER SPRINGS FIRE DEPARTMENT HE17H20783	1321 DEER SPRINGS RD SAN MARCOS CA 92069	0.17 SE	7
27	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-93/PUBHX		0.22 NE	21
1	RCRAGN	ARCO FACILITY NO 05625 CAR000104851/SGN	26915 MESA ROCK RD ESCONDIDO CA 92026	0.25 SE	1

Environmental FirstSearch

Sites Summary Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

TOTAL: 44 **GEOCODED:** 42 **NON GEOCODED:** 2 **SELECTED:** 44

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
13	UST	ARCO FACILITY NO. 5625 HE17H32212	26915 MESA ROCK RD ESCONDIDO CA 92026	0.25 SE	1
29	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-94/PUBHX		0.27 NE	23
21	LUST	PIPELINE CONSTRUCTORS T0608172656/CASE CLOSED	26845 MOUNTAIN MEADOW RD ESCONDIDO CA 92026	0.30 NE	15
30	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-96/PUBHX		0.31 NE	24
33	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-83/PEMC		0.36 SE	27
28	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-95/PUBHX		0.39 NE	22
22	LUST	VACANT LOT HE17H23162	26845 MOUNTAIN MEADOW RD ESCONDIDO CA 92026-	0.39 NE	16
34	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-82/PEMC		0.39 SE	28
19	LUST	CIRCLE R RANCH T0607301442/CASE CLOSED	8751 OLD CASTLE RD ESCONDIDO CA 92082	0.41 NE	6
20	LUST	CIRCLE R RANCH TRADING POST HE17H03530	8751 OLD CASTLE RD ESCONDIDO CA 92082	0.41 NE	6
35	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-81/PEMC		0.41 SE	29
38	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-87/PFOCH		0.44 SW	32
3	SWL	EARTHWORM RECYCLING GREEN AND WOODW SWIS37-AA-0943/PLANNED	462 DEER SPRINGS ROAD SAN MARCOS CA	0.45 SW	3
24	WETLANDS	NATIONAL WETLANDS INVENTORY 1B-BONSAL_POL-171/PUBFX		0.47 NE	18
25	WETLANDS	NATIONAL WETLANDS INVENTORY 1B-BONSAL_POL-172/PUBFX		0.47 NE	19
39	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-90/PABFH		0.47 SW	33
36	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-85/PFOC		0.48 SW	30
42	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-75/PUBFH		0.49 SW	36
37	WETLANDS	NATIONAL WETLANDS INVENTORY IS-SANMAR_POL-86/PUSAH		0.49 SW	31
23	WETLANDS	NATIONAL WETLANDS INVENTORY 1B-BONSAL_POL-173/PFOA		0.50 NE	17

Environmental FirstSearch
Sites Summary Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

TOTAL: 44 **GEOCODED:** 42 **NON GEOCODED:** 2 **SELECTED:** 44

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
40	WETLANDS	NATIONAL WETLANDS INVENTORY 1S-SANMAR_POL-89/PFOAH		0.50 SW	34

*Environmental FirstSearch
Sites Summary Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

TOTAL: 44 **GEOCODED:** 42 **NON GEOCODED:** 2 **SELECTED:** 44

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
44	RCRAGN	AMER TELE & TELE CO SAN MARCOS CAT080034168/SGN	3.5 MI NE OF SAN MARCOS CA 92069	NON GC	
43	RCRAGN	AMER TELE & TELE CO SAN MARCOS CAD980585426/SGN	5 MI NW OF ESCONDIDO CA 92069	NON GC	

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 14

DIST/DIR: 0.00 --

MAP ID: 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: PLACIDO BERNAL

REV: 02/06/03
ID1: HE17H05719
ID2: CAL000231316
STATUS:
PHONE: (760)749-6195

TANK ID s

Permit Number: H05719
Tank Number: T001
Tank ID Number: 1

TANK CHARACTERISTICS INFORMATION

Capacity: 10000.00
Manufacturer Code:
Year Installed: 1968
Contents: REGULAR UNLEADED
Tank Content Chemical Name:
Tank Content CAS Number:

Tank System Type: SINGLE WALL W/O SECNDRY CNTMNT
Primary Tank Material: CARBON STEEL
Tank Interior Lining or Coating: NO SECONDARY TANK MTRL INFO
Tank Exterior Corrosion Protection: NONE
Overfill Device: NO OVERFILL INFORMATION
Spill Buckets:
Is Groundwater Greater Than 20 Feet (Y/N): NO

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 000025
Is System 1998 Standards Certified (Y/N):
Tank Monitor Device: NO TANK MONIT DEV INFO
Automatic Tank Gauges: NO ATGS INFO AVAILABLE
Tank Test Status: FAIL
Tank Test Date: 10/21/93

PIPING INFORMATION

Piping Corrosion Protection: INVALID CODE
Pressure Pipe Loss Leak Detector Type: UNKNOWN
Pipe System Type: PRESSURIZED
Pipe Construction: SINGLE WALL WITH LINER
Pipe Primary Material: NO PRIMARY PIPE MATERIAL INFO
Pipe Monitor Device: NO PIPE MONIT DEV INFO
PIPING INFORMATION
Pipe Test Date: 08/11/86

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: CLOSED BY REMOVAL

TANK ID s

Permit Number: H05719
Tank Number: T002

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 14

DIST/DIR: 0.00 --

MAP ID: 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: PLACIDO BERNAL

REV: 02/06/03
ID1: HE17H05719
ID2: CAL000231316
STATUS:
PHONE: (760)749-6195

Tank ID Number: 2

TANK CHARACTERISTICS INFORMATION

Capacity: 5000.00
Manufacturer Code:
Year Installed: 1968
Contents: LEADED
Tank Content Chemical Name:
Tank Content CAS Number:

Tank System Type: SINGLE WALL W/O SECNDRY CNTMNT
Primary Tank Material: CARBON STEEL
Tank Interior Lining or Coating: NO SECONDARY TANK MTRL INFO
Tank Exterior Corrosion Protection: NONE
Overfill Device: NO OVERFILL INFORMATION
Spill Buckets:
Is Groundwater Greater Than 20 Feet (Y/N): NO

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 000025
Is System 1998 Standards Certified (Y/N):
Tank Monitor Device: NO TANK MONIT DEV INFO
Automatic Tank Gauges: NO ATGS INFO AVAILABLE
Tank Test Status: FAIL
Tank Test Date: 10/21/93

PIPING INFORMATION

Piping Corrosion Protection: INVALID CODE
Pressure Pipe Loss Leak Detector Type: UNKNOWN
Pipe System Type: PRESSURIZED
Pipe Construction: SINGLE WALL WITH LINER
Pipe Primary Material: NO PRIMARY PIPE MATERIAL INFO
Pipe Monitor Device: NO PIPE MONIT DEV INFO

PIPING INFORMATION

Pipe Test Date: 08/11/86

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: CLOSED BY REMOVAL

TANK ID s

Permit Number: H05719
Tank Number: T003
Tank ID Number: 3

TANK CHARACTERISTICS INFORMATION

Capacity: 10000.00

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 14

DIST/DIR: 0.00 --

MAP ID: 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: PLACIDO BERNAL

REV: 02/06/03
ID1: HE17H05719
ID2: CAL000231316
STATUS:
PHONE: (760)749-6195

Manufacturer Code:
Year Installed: 1968
Contents: REGULAR UNLEADED
Tank Content Chemical Name:
Tank Content CAS Number:

Tank System Type: SINGLE WALL W/O SECNDRY CNTMNT
Primary Tank Material: CARBON STEEL
Tank Interior Lining or Coating: NO SECONDARY TANK MTRL INFO
Tank Exterior Corrosion Protection: NONE
Overfill Device: NO OVERFILL INFORMATION
Spill Buckets:
Is Groundwater Greater Than 20 Feet (Y/N): NO

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 000025
Is System 1998 Standards Certified (Y/N):
Tank Monitor Device: NO TANK MONIT DEV INFO
Automatic Tank Gauges: NO ATGS INFO AVAILABLE
Tank Test Status: FAIL
Tank Test Date: 10/21/93

PIPING INFORMATION

Piping Corrosion Protection: INVALID CODE
Pressure Pipe Loss Leak Detector Type: UNKNOWN
Pipe System Type: PRESSURIZED
Pipe Construction: SINGLE WALL WITH LINER
Pipe Primary Material: NO PRIMARY PIPE MATERIAL INFO
Pipe Monitor Device: NO PIPE MONIT DEV INFO
PIPING INFORMATION
Pipe Test Date: 08/11/86

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: CLOSED BY REMOVAL

TANK ID s

Permit Number: H05719
Tank Number: T004
Tank ID Number: 4

TANK CHARACTERISTICS INFORMATION

Capacity: 550.00
Manufacturer Code:
Year Installed: 1968
Contents: WASTE OIL
Tank Content Chemical Name:

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 14

DIST/DIR: 0.00 --

MAP ID: 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: PLACIDO BERNAL

REV: 02/06/03
ID1: HE17H05719
ID2: CAL000231316
STATUS:
PHONE: (760)749-6195

Tank Content CAS Number:

Tank System Type:	SINGLE WALL W/O SECNDRY CNTMNT
Primary Tank Material:	CARBON STEEL
Tank Interior Lining or Coating:	NO SECONDARY TANK MTRL INFO
Tank Exterior Corrosion Protection:	NONE
Overfill Device:	NO OVERFILL INFORMATION
Spill Buckets:	
Is Groundwater Greater Than 20 Feet (Y/N):	NO

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment:	000013
Is System 1998 Standards Certified (Y/N):	
Tank Monitor Device:	NO TANK MONIT DEV INFO
Automatic Tank Gauges:	NO ATGS INFO AVAILABLE
Tank Test Status:	FAIL
Tank Test Date:	10/21/93

PIPING INFORMATION

Piping Corrosion Protection:	INVALID CODE
Pressure Pipe Loss Leak Detector Type:	NO PPLD BRAND INFO
Pipe System Type:	NONE
Pipe Construction:	NO PIPE CONSTRUCTION INFO
Pipe Primary Material:	NO PRIMARY PIPE MATERIAL INFO
Pipe Monitor Device:	NO PIPE MONIT DEV INFO

PIPING INFORMATION

Pipe Test Date:	08/11/86
------------------------	----------

REGULATORY INFORMATION

Tank Exempt Indicator:	NO
Hazard Category 1:	
Regulatory Status Code Description:	CLOSED BY REMOVAL

TANK ID s

Permit Number:	H05719
Tank Number:	T005
Tank ID Number:	NT1821

TANK CHARACTERISTICS INFORMATION

Capacity:	2000.00
Manufacturer Code:	0103
Year Installed:	1995
Contents:	DIESEL
Tank Content Chemical Name:	DIESEL
Tank Content CAS Number:	68476-34-6

Tank System Type:	DOUBLE WALL
Primary Tank Material:	CARBON STEEL W/FRP COATING

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 14

DIST/DIR: 0.00 --

MAP ID: 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: PLACIDO BERNAL

REV: 02/06/03
ID1: HE17H05719
ID2: CAL000231316
STATUS:
PHONE: (760)749-6195

Tank Interior Lining or Coating: NONE
Tank Exterior Corrosion Protection: COATING (EXTERIOR) VINYL WRAP
Overfill Device: HIGH LEVEL ALARM+BALL FLOAT
Spill Buckets: 1
Is Groundwater Greater Than 20 Feet (Y/N): NO

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 020328
Is System 1998 Standards Certified (Y/N): YES
Tank Monitor Device: POLLULERT
Automatic Tank Gauges: VEEDER RT TLS-250/250I/300/350
Tank Test Status: TIGHT
Tank Test Date: 04/14/95

PIPING INFORMATION

Piping Corrosion Protection: OTHER - BLIND REMARK
Pressure Pipe Loss Leak Detector Type: OTHER - BLIND REMARK
Pipe System Type: PRESSURIZED
Pipe Construction: DOUBLE WALL
Pipe Primary Material: OTHER - BLIND REMARK
Pipe Monitor Device: POLLULERT

PIPING INFORMATION

Pipe Test Date: 04/12/95

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: PERMIT TO OPERATE

TANK ID s

Permit Number: H05719
Tank Number: T006
Tank ID Number: NT1821

TANK CHARACTERISTICS INFORMATION

Capacity: 8000.00
Manufacturer Code: 0103
Year Installed: 1995
Contents: REGULAR UNLEADED
Tank Content Chemical Name: REGULAR UNLEADED
Tank Content CAS Number: 68476-34-6

Tank System Type: DOUBLE WALL MULTI-COMPARTMENT
Primary Tank Material: CARBON STEEL W/FRP COATING
Tank Interior Lining or Coating: NONE
Tank Exterior Corrosion Protection: COATING (EXTERIOR) VINYL WRAP
Overfill Device: HIGH LEVEL ALARM+BALL FLOAT
Spill Buckets: 1

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 14

DIST/DIR: 0.00 --

MAP ID: 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: PLACIDO BERNAL

REV: 02/06/03
ID1: HE17H05719
ID2: CAL000231316
STATUS:
PHONE: (760)749-6195

Is Groundwater Greater Than 20 Feet (Y/N): NO

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 020328
Is System 1998 Standards Certified (Y/N): YES
Tank Monitor Device: POLLULERT
Automatic Tank Gauges: VEEDER RT TLS-250/250I/300/350
Tank Test Status: TIGHT
Tank Test Date: 04/14/95

PIPING INFORMATION

Piping Corrosion Protection: OTHER - BLIND REMARK
Pressure Pipe Loss Leak Detector Type: OTHER - BLIND REMARK
Pipe System Type: PRESSURIZED
Pipe Construction: DOUBLE WALL
Pipe Primary Material: OTHER - BLIND REMARK
Pipe Monitor Device: POLLULERT

PIPING INFORMATION

Pipe Test Date: 04/12/95

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: PERMIT TO OPERATE

TANK ID's

Permit Number: H05719
Tank Number: T007
Tank ID Number: NT1821

TANK CHARACTERISTICS INFORMATION

Capacity: 6000.00
Manufacturer Code: 0103
Year Installed: 1995
Contents: PLUS UNLEADED
Tank Content Chemical Name: MIDGRADE UNLEADED
Tank Content CAS Number: 68476-34-6

Tank System Type: DOUBLE WALL MULTI-COMPARTMENT
Primary Tank Material: CARBON STEEL W/FRP COATING
Tank Interior Lining or Coating: NONE
Tank Exterior Corrosion Protection: COATING (EXTERIOR) VINYL WRAP
Overfill Device: HIGH LEVEL ALARM+BALL FLOAT
Spill Buckets: 1
Is Groundwater Greater Than 20 Feet (Y/N): NO

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 020328

- Continued on next page -

Environmental FirstSearch Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 14

DIST/DIR: 0.00 --

MAP ID: 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: PLACIDO BERNAL

REV: 02/06/03
ID1: HE17H05719
ID2: CAL000231316
STATUS:
PHONE: (760)749-6195

Is System 1998 Standards Certified (Y/N):

YES

Tank Monitor Device:

POLLULERT

Automatic Tank Gauges:

VEEDER RT TLS-250/250I/300/350

Tank Test Status:

TIGHT

Tank Test Date:

04/14/95

PIPING INFORMATION

Piping Corrosion Protection:

OTHER - BLIND REMARK

Pressure Pipe Loss Leak Detector Type:

OTHER - BLIND REMARK

Pipe System Type:

PRESSURIZED

Pipe Construction:

DOUBLE WALL

Pipe Primary Material:

OTHER - BLIND REMARK

Pipe Monitor Device:

POLLULERT

PIPING INFORMATION

Pipe Test Date:

04/12/95

REGULATORY INFORMATION

Tank Exempt Indicator:

NO

Hazard Category 1:

Regulatory Status Code Description:

PERMIT TO OPERATE

TANK ID s

Permit Number:

H05719

Tank Number:

T008

Tank ID Number:

NT1821

TANK CHARACTERISTICS INFORMATION

Capacity:

6000.00

Manufacturer Code:

0103

Year Installed:

1995

Contents:

SUPER UNLEADED

Tank Content Chemical Name:

PREMIUM UNLEADED

Tank Content CAS Number:

68476-34-6

Tank System Type:

DOUBLE WALL MULTI-COMPARTMENT

Primary Tank Material:

CARBON STEEL W/FRP COATING

Tank Interior Lining or Coating:

NONE

Tank Exterior Corrosion Protection:

COATING (EXTERIOR) VINYL WRAP

Overfill Device:

HIGH LEVEL ALARM+BALL FLOAT

Spill Buckets:

1

Is Groundwater Greater Than 20 Feet (Y/N):

NO

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment:

020328

Is System 1998 Standards Certified (Y/N):

YES

Tank Monitor Device:

POLLULERT

Automatic Tank Gauges:

VEEDER RT TLS-250/250I/300/350

Tank Test Status:

TIGHT

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 14

DIST/DIR: 0.00 --

MAP ID: 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO

REV: 02/06/03
ID1: HE17H05719
ID2: CAL000231316
STATUS:
PHONE: (760)749-6195

CONTACT: PLACIDO BERNAL

Tank Test Date: 04/14/95

PIPING INFORMATION

Piping Corrosion Protection:	OTHER - BLIND REMARK
Pressure Pipe Loss Leak Detector Type:	OTHER - BLIND REMARK
Pipe System Type:	PRESSURIZED
Pipe Construction:	DOUBLE WALL
Pipe Primary Material:	OTHER - BLIND REMARK
Pipe Monitor Device:	POLLULERT

PIPING INFORMATION

Pipe Test Date: 04/12/95

REGULATORY INFORMATION

Tank Exempt Indicator:	NO
Hazard Category 1:	
Regulatory Status Code Description:	PERMIT TO OPERATE

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 5 **DIST/DIR:** 0.00 -- **MAP ID:** 5

NAME: CHAMPAGNE TEXACO ADDRESS: 8808 LAWRENCE WELK DR ESCONDIDO CA 92026 SAN DIEGO CONTACT: PLACIDO BERNAL	REV: 02/06/03 ID1: HE17H05719 ID2: CAL000231316 STATUS: PHONE: (760)749-6195
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INDUSTRY / FACILITY INFORMATION NAMES

Business Description & SIC Code: Fuel-Dispense/auto repair 5541
Gas Station:
Fire Department District: Deersprings FPD

PERMIT INFORMATION

Permit Number: HE17H05719
Inactive / Active Facility Indicator:
Annual Expiration Date: Mar 31
Status: Active SAM Case, Not Previous Status tank permit issued
Map Code / Business Plan on File:
Business Plan Acceptance Date: 08/19/1998

GENERAL INSPECTION & VIOLATION INFORMATION

Inspection Date: 03/08/2001 0:00:00
Reinspection Date: Mar 2002
Inspector Name: GRIFFITH
Notice of Violation Issued:
Delinquent Flag:
Last Update: 7/29/01
Last Delinquent Letter:

PROPERTY OWNER INFORMATION

Property Owner Name: TELEKLEW PRODUCTIONS
Property Owner Address: 8808 LAWRENCE WELK DR ESCONDIDO, CA 92025

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: WASTE OIL & MIXED OIL (221)
Inspection Date: 3/8/01
Waste Quantity Present at Inspection: 150
Annual Quantity: 150
Measurement Unit: GAL
Treatment Method: RECYCLE
Storage Method: ABVGR TNK, STEEL 10-1000 G
Carcinogen Indicator:
Hauler: ASBURY ENVIR. SERVICES
Waste Description:

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: USED OIL FILTERS (888)
Inspection Date: 3/8/01
Waste Quantity Present at Inspection: 55
Annual Quantity: 20
Measurement Unit: GAL
Treatment Method: FILTERS/METAL RECLAI
Storage Method: METAL DRUMS, 55 GALLONS
Carcinogen Indicator:
Hauler: ASBURY ENVIR. SERVICES

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 5

DIST/DIR: 0.00 --

MAP ID: 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: PLACIDO BERNAL

REV: 02/06/03
ID1: HE17H05719
ID2: CAL000231316
STATUS:
PHONE: (760)749-6195

Waste Description:

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: UNSPEC ORGANIC LIQUID MIXTURE (343)
Inspection Date: 3/8/01
Waste Quantity Present at Inspection: 50
Annual Quantity: 50
Measurement Unit: GAL
Treatment Method: RECYCLE
Storage Method: ABVGR TNK,STEEL 10-1000 G
Carcinogen Indicator:
Hauler: ASBURY ENVIR. SERVICES
Waste Description: USED ANTIFREEZE

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: HYDROCARBON SOLVENTS (213)
Inspection Date: 3/8/01
Waste Quantity Present at Inspection: 16
Annual Quantity: 65
Measurement Unit: GAL
Treatment Method: RECYCLE
Storage Method: PROCESSING EQUIPMENT
Carcinogen Indicator:
Hauler: SAFETY-KLEEN
Waste Description:

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: USED BATTERIES (444)
Inspection Date: 3/8/01
Waste Quantity Present at Inspection: 40
Annual Quantity: 500
Measurement Unit: LBS
Treatment Method: BATTERIES RECYCLED
Storage Method: FIBER/PLSTIC BOXES,CRTNS,CASES
Carcinogen Indicator:
Hauler: UNREGISTERED HAZ WST HAUL
Waste Description: BATTERIES CORES

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 3/8/01
Violation Item Number: V001
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurances: 01
Violation Definition: WRITTEN ROUTINE MONITORING PROCEDURE FOR THE
UNDERGROUND STORAGE TANK SYSTEM HAS NOT BEEN PREPARED AND IMPLEMENTED. CCR2632(E)(1),2634(B)(2)

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 3/8/01

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 5 **DIST/DIR:** 0.00 -- **MAP ID:** 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: PLACIDO BERNAL

REV: 02/06/03
ID1: HE17H05719
ID2: CAL000231316
STATUS:
PHONE: (760)749-6195

Violation Item Number: V002
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurances: 01
Violation Definition: WRITTEN ROUTINE MONITORING PROCEDURE FOR THE
UNDERGROUND STORAGE TANK SYSTEM HAS NOT BEEN PREPARED AND IMPLEMENTED. CCR2632(E)(1), 2634(B)(2)

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 3/8/01
Violation Item Number: V003
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurances: 01
Violation Definition: CONTINUOUS AUDIBLE/VISUAL INTERSTITIAL SPACE MONITORING
SYSTEM IS NOT FUNCTIONAL. CCR 2632(C)(2)(B), 2634(B)(1)(A)

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 6/17/98
Violation Item Number: V001
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurances: 02
Violation Definition: HAZARDOUS WASTE IS STORED IN EXCESS OF ALLOWABLE TIME
PERIOD WITHOUT A STATE PERMIT OR WRITTEN VARIANCE CCR 66262.34

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 6/17/98
Violation Item Number: V002
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurances: 01
Violation Definition: UNDERGROUND STORAGE TANK
MONITORING/MAINTENANCE/CALIBRATION RECORDS ARE NOT MAINTAINED ON SITE. HSC 25293; CCR 2712(B), 2641(I)

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 6/17/98
Violation Item Number: V003
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurances: 01
Violation Definition: OWNER/OPERATOR HAS NOT HAD MONITORING EQUIPMENT TESTED
ANNUALLY AS REQUIRED. 23CCR 2630, 2641 (J)

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 8/20/99
Violation Item Number: V001
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurances: 01

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 5

DIST/DIR: 0.00 --

MAP ID: 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: PLACIDO BERNAL

REV: 02/06/03
ID1: HE17H05719
ID2: CAL000231316
STATUS:
PHONE: (760)749-6195

Violation Definition:
REQUIRED.

*PUMP DISPENSER METER NOT CALIBRATED ANNUALLY AS
CCR 2646(F), 2641(I)*

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name:	LP GAS
CASH:	68476-85-7
Annual Quantity:	18000.00
Quantity Stored at One Time:	500.00
Measurement Unit:	GAL
Carcinogen Indicator:	
Storage Method:	ABVGR TNK, STEEL 10-1000 G
Material Data Safety Sheet:	
First Hazard Category:	FIRE HAZARD
Second Hazard Category:	SUDDN RLSE OF PRES

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 17

DIST/DIR: 0.00 --

MAP ID: 5

NAME: CHAMPAGNE TEXACO
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
San Diego
CONTACT: JERRY PERRAULT

REV: 08/21/00
ID1: HE17H05719
ID2: CAL000137946
STATUS:
PHONE: (760)749-6195

Release Occurance Number: 001
Historical Name: CHEVRON #9-1197
Date Release Began: 11/2/93
Lead Agency: DEH
Case Type: TANK, Release (W)
Case Status: OPEN
Case Status Date: 12/6/93

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 18

DIST/DIR: 0.00 --

MAP ID: 5

NAME: CHEVRON #9-1197
ADDRESS: 8808 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO

REV: 12/11/02
ID1: T0607301337
ID2:
STATUS: PRELIM. SITE ASSES. UNDERWAY
PHONE:

CONTACT:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred dating after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: 09
LOCAL CASE NUMBER: H05719-001
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 9UT2588
CASE TYPE: AQUIFER AFFECTED
SUBSTANCE LEAKED: REGULAR GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: PRELIM. SITE ASSES. UNDERWAY

ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): 1
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported):
REVIEW DATE (blank if not reported):
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 12/20/1993
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported): 1/3/1965
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):
REPORT DATE (blank if not reported):

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE (Date of historical maximum MTBE concentration): 1/1/1965
MTBE GROUNDWATER CONCENTRATION: EQUAL TO 410.00
MTBE SOIL CONCENTRATION:
MTBE CNTS: 2
MTBE FUEL: 1
MTBE TESTED: YES
MTBE CLASS: C

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 6 **DIST/DIR:** 0.00 -- **MAP ID:** 8

NAME: LAWRENCE WELK RESORT
ADDRESS: 8860 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: WELK RESORT CENTER

REV: 02/06/03
ID1: HE17H37713
ID2: CAL000063141
STATUS:
PHONE: (619)749-3000

INDUSTRY / FACILITY INFORMATION NAMES

Business Description & SIC Code: Landscape Maintenance
Gas Station:
Fire Department District:

PERMIT INFORMATION

Permit Number: HE17H37713
Inactive / Active Facility Indicator:
Annual Expiration Date: May 31
Status:
Map Code / Business Plan on File:
Business Plan Acceptance Date: 11/29/1999

GENERAL INSPECTION & VIOLATION INFORMATION

Inspection Date: 10/18/1999 0:00:00
Reinspection Date: Dec 2000
Inspector Name: BODENHAMER
Notice of Violation Issued:
Delinquent Flag: D
Last Update: 5/20/01
Last Delinquent Letter: 07/17/1998 0:00:00

PROPERTY OWNER INFORMATION

Property Owner Name:
Property Owner Address:

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: WASTE OIL & MIXED OIL (221)
Inspection Date: 10/18/99
Waste Quantity Present at Inspection: 100
Annual Quantity: 300
Measurement Unit: GAL
Treatment Method: RECYCLE
Storage Method: METAL DRUMS, 55 GALLONS
Carcinogen Indicator:
Hauler: ASBURY ENVIR. SERVICES
Waste Description:

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: USED OIL FILTERS (888)
Inspection Date: 10/18/99
Waste Quantity Present at Inspection: 75
Annual Quantity: 75
Measurement Unit: LBS
Treatment Method: FILTERS/METAL RECLAI
Storage Method: METAL DRUMS, 55 GALLONS
Carcinogen Indicator:
Hauler: ASBURY ENVIR. SERVICES

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 6

DIST/DIR: 0.00 --

MAP ID: 8

NAME: LAWRENCE WELK RESORT
ADDRESS: 8860 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: WELK RESORT CENTER

REV: 02/06/03
ID1: HE17H37713
ID2: CAL000063141
STATUS:
PHONE: (619)749-3000

Waste Description:

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code:	UNSPEC SOLVENT MIXTURE (214)
Inspection Date:	10/18/99
Waste Quantity Present at Inspection:	20
Annual Quantity:	75
Measurement Unit:	GAL
Treatment Method:	UNKNOWN
Storage Method:	PROCESSING EQUIPMENT
Carcinogen Indicator:	
Hauler:	NO HAULER
Waste Description:	

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code:	USED BATTERIES (444)
Inspection Date:	10/18/99
Waste Quantity Present at Inspection:	50
Annual Quantity:	5000
Measurement Unit:	LBS
Treatment Method:	BATTERIES RECYCLED
Storage Method:	WASTE PILE
Carcinogen Indicator:	
Hauler:	UNREGISTERED HAZ WST HAUL
Waste Description:	BRODINGS BATTERY

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code:	UNSPECIFIED AQUEOUS SOL N (135)
Inspection Date:	10/18/99
Waste Quantity Present at Inspection:	200
Annual Quantity:	200
Measurement Unit:	GAL
Treatment Method:	UNKNOWN
Storage Method:	PROCESSING EQUIPMENT
Carcinogen Indicator:	
Hauler:	NO HAULER
Waste Description:	STEAM CLNG/WASH RCK W/SLD

VIOLATIONS AT TIME OF INSPECTION

Inspection Date:	10/18/99
Violation Item Number:	V001
Waste Code:	
Type of Violation:	GENERAL VIOLATION
Number of Occurrences:	02
Violation Definition:	HAZARDOUS WASTE MANIFESTS/RECEIPTS ARE NOT MAINTAINED ON SITE TO DOCUMENT PROPER DISPOSAL OF HAZARDOUS WASTE CCR 66262.40, 66272.1

VIOLATIONS AT TIME OF INSPECTION

Inspection Date:	10/18/99
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- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 6

DIST/DIR: 0.00 --

MAP ID: 8

NAME: LAWRENCE WELK RESORT
ADDRESS: 8860 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: WELK RESORT CENTER

REV: 02/06/03
ID1: HE17H37713
ID2: CAL000063141
STATUS:
PHONE: (619)749-3000

Violation Item Number: V002
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01
Violation Definition: HAZARDOUS WASTE CONTAINERS ARE MISSING LABELS,
ACCUMULATION DATE AND/OR ARE IMPROPERLY LABELED CCR 66262.34

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 2/19/98
Violation Item Number: V001
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01
Violation Definition: HANDLER OF HAZARDOUS WASTE/MATERIAL HAS NOT OBTAINED A
VALID SAN DIEGO COUNTY HEALTH PERMIT SDCC 68.905

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 2/19/98
Violation Item Number: V002
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01
Violation Definition: HAZARDOUS WASTE MANIFESTS/RECEIPTS ARE NOT MAINTAINED ON
SITE TO DOCUMENT PROPER DISPOSAL OF HAZARDOUS WASTE CCR 66262.40, 66272.1

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 2/19/98
Violation Item Number: V003
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01
Violation Definition: HAZARDOUS MATERIALS HAVE NOT BEEN ADEQUATELY LABELED
WITHIN 10 DAYS AND ARE NOW DECLARED HAZARDOUS WASTE HSC 25124(E)

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 2/19/98
Violation Item Number: V004
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01
Violation Definition: HAZARDOUS MATERIALS HANDLER HAS NOT
ESTABLISHED/IMPLEMENTED A BUSINESS PLAN HSC 25503.5

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: SODIUM HYPOCHLORITE
CAS#: 7681-52-9
Annual Quantity: 2500.00
Quantity Stored at One Time: 150.00
Measurement Unit: GAL

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 6

DIST/DIR: 0.00 --

MAP ID: 8

NAME: LAWRENCE WELK RESORT
ADDRESS: 8860 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: WELK RESORT CENTER

REV: 02/06/03
ID1: HE17H37713
ID2: CAL000063141
STATUS:
PHONE: (619)749-3000

Carcinogen Indicator:
Storage Method: PLASTIC DRUMS 0-5 GALLONS
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category: FIRE HAZARD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: DIESEL
CAS#: 684-76-346
Annual Quantity: 5000.00
Quantity Stored at One Time: 500.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK, NOT STL 10-1000 G
Material Data Safety Sheet:
First Hazard Category: FIRE HAZARD
Second Hazard Category: DELAYD HLTH HAZARD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: AMMONIUM SULFATE
CAS#: 7783-20-2
Annual Quantity: 10000.00
Quantity Stored at One Time: 10000.00
Measurement Unit: LBS
Carcinogen Indicator:
Storage Method: BAGS: BRLAP, CLOTH, PAPER, PLSTIC
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category: FIRE HAZARD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: AMMONIUM NITRATE FERTILIZERS
CAS#: 6484-52-2
Annual Quantity: 4000.00
Quantity Stored at One Time: 4000.00
Measurement Unit: LBS
Carcinogen Indicator:
Storage Method: BAGS: BRLAP, CLOTH, PAPER, PLSTIC
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category: FIRE HAZARD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: UNLEADED GASOLINE
CAS#: 8006-61-9
Annual Quantity: 5000.00
Quantity Stored at One Time: 500.00
Measurement Unit: GAL

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 6

DIST/DIR: 0.00 --

MAP ID: 8

NAME: LAWRENCE WELK RESORT
ADDRESS: 8860 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: WELK RESORT CENTER

REV: 02/06/03
ID1: HE17H37713
ID2: CAL000063141
STATUS:
PHONE: (619)749-3000

Carcinogen Indicator:

Storage Method: ABVGR TNK, NOT STL 10-1000 G

Material Data Safety Sheet:

First Hazard Category: FIRE HAZARD

Second Hazard Category:

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: GYPSUM
CAS#: 13397-24-5
Annual Quantity: 10000.00
Quantity Stored at One Time: 5000.00
Measurement Unit: LBS
Carcinogen Indicator:
Storage Method: BAGS: BRLAP, CLOTH, PAPER, PLSTIC
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category:

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: UN32 FERTILIZER
CAS#: MIXTURE
Annual Quantity: 600.00
Quantity Stored at One Time: 300.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK, NOT STL 10-1000 G
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category:

Environmental FirstSearch Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 7 **DIST/DIR:** 0.00 -- **MAP ID:** 9

NAME: N TWIN OAKS-CHLORINE STATIONIV	REV: 08/06/01
ADDRESS: 3690 N TWIN OAKS VALLEY RD	ID1: HE17H29129
SAN MARCOS CA 92069	ID2:
SAN DIEGO	STATUS:
CONTACT: VALLECITOS WATER DISTRICT	PHONE: (619)744-0460

INDUSTRY / FACILITY INFORMATION NAMES

Business Description & SIC Code: 1 Waste Item or 1 Disc
Gas Station:
Fire Department District: San Marcos FPD

PERMIT INFORMATION

Permit Number: HE17H29129
Inactive / Active Facility Indicator:
Annual Expiration Date: May 31
Status:
Map Code / Business Plan on File: Yes
Business Plan Acceptance Date: 01/29/1998

GENERAL INSPECTION & VIOLATION INFORMATION

Inspection Date: 02/23/2000 0:00:00
Reinspection Date: Feb 2002
Inspector Name: MONNIER
Notice of Violation Issued:
Delinquent Flag: D
Last Update: 5/20/01
Last Delinquent Letter:

PROPERTY OWNER INFORMATION

Property Owner Name:
Property Owner Address:

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 6/24/96
Violation Item Number: V001
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01
Violation Definition: PERSONNEL TRAINING RECORDS NOT AVAILABLE TO SHOW THAT
PERSONNEL HAVE RECEIVED INITIAL AND ANNUAL REFRESHER TRAINING. CCR 2732(B)

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: CHLORINE GAS S & 6-150 LB CYLINDERS
CAS#: 7782-50-5
Annual Quantity: 48.00
Quantity Stored at One Time: 6.00
Measurement Unit: TON
Carcinogen Indicator:
Storage Method: CYLINDERS
Material Data Safety Sheet:
First Hazard Category: XTREMELY HAZRDS-CFR
Second Hazard Category: SUDDN RLSE OF PRES

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS			
SEARCH ID: 31	DIST/DIR: 0.00 --	MAP ID: 25	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1:	IS-SANMAR_POL-101
		ID2:	
CONTACT:		STATUS:	PUBFX
		PHONE:	
AREA: 926.688 PERIMETER: 112.937 WETC: 19 WETC_ID: 101 ATTRIBUTE: PUBFx			

WETLANDS			
SEARCH ID: 26	DIST/DIR: 0.00 --	MAP ID: 20	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1:	IS-SANMAR_POL-110
		ID2:	
CONTACT:		STATUS:	PUSCX
		PHONE:	
AREA: 3959.74 PERIMETER: 260.562 WETC: 9 WETC_ID: 110 ATTRIBUTE: PUSCX			

Environmental FirstSearch

Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

SOLID WASTE LANDFILL SITE

SEARCH ID: 4 **DIST/DIR:** 0.00 -- **MAP ID:** 4

NAME: ROBERT WEESE FILTRATION PT LF
ADDRESS: 3885 SILVERLEAF LANE
VISTA CA 92083
SAN DIEGO
CONTACT: BARRY MARTIN, WATER UTIL DIR

REV: 07/03/00
ID1: WMUD9 000000106
ID2:
STATUS: ACTIVE
PHONE:

WMUDS FACILITY INFORMATION (blank = not reported)

Regional ID #:

NPDES ID #:

Region: 9

Edit Date:

Last Edit:

Waste Discharger Facility: Yes

Sub Chapter 15 Facility: Yes

Solid Waste Assessment Test Site: No

Toxic Pits Cleanup Act Facility: No

RCRA Facility: No

Department of Defense Facility: No

Municipal Solid Waste Facility: No

Total WMUS at Facility: 1

Facility Open to the Public: No

Facility Type: OTH

SIC 1 & SIC 2: 4953 / 4941

Primary Waste Type: INERT: CONTAMINATED SOIL

Secondary Waste Type: DESIGNATED: FILTER BACKWASH BRINE WATERS

Tons Per Day:

Complexity: CATEGORY B - Any facility having a physical, chemical, or biological waste treatment system (except for septic systems with subsurface disposal), or any Class II or III disposal site, or facilities without treatment systems that are complex, such as marina

LAND OWNER INFORMATION

Land Owner:

Department:

Contact & Phone:

Land Owner Address:

AGENCY INFORMATION

Agency Name: OCEANSIDE, CITY OF, WTR UTIL DEP

Department:

Agency Contact & Phone: SCOTT TUCKER, SUPERVISOR, 7607494130

WASTE MANAGEMENT UNIT INFORMATION (blank = not reported)

WMU ID #: 9 000000106-01

WMU Status:

WMU Size in Acres:

Year WMU Will Reach Capacity:

Close Plan: 0

Avg Depth to Groundwater: 0

Primary Liner Present: 0

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 8

DIST/DIR: 0.00 --

MAP ID: 10

NAME: ROBERT WEESE WATER FILTRATION
ADDRESS: 3885 SILVERLEAF LN
VISTA CA 92084
SAN DIEGO
CONTACT: CITY OF OCEANSIDE

REV: 02/06/03
ID1: HE17H20988
ID2: CAC001014112
STATUS:
PHONE: (760)749-4130

INDUSTRY / FACILITY INFORMATION NAMES

Business Description & SIC Code: Public Utilities
Gas Station:
Fire Department District: Deersprings FPD

PERMIT INFORMATION

Permit Number: HE17H20988
Inactive / Active Facility Indicator:
Annual Expiration Date: Jun 30
Status:
Map Code / Business Plan on File: Yes
Business Plan Acceptance Date: 12/07/1999

GENERAL INSPECTION & VIOLATION INFORMATION

Inspection Date: 09/26/2000 0:00:00
Reinspection Date: Nov 2001
Inspector Name: WALSH
Notice of Violation Issued:
Delinquent Flag:
Last Update: 5/20/01
Last Delinquent Letter:

PROPERTY OWNER INFORMATION

Property Owner Name: CITY OF OCEANSIDE
Property Owner Address: 320 N HORNE ST OCEANSIDE, CA 92054

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: WASTE OIL & MIXED OIL (221)
Inspection Date: 9/26/00
Waste Quantity Present at Inspection: 5
Annual Quantity: 5
Measurement Unit: GAL
Treatment Method: RECYCLE
Storage Method: METAL DRUMS 0-5 GALLONS
Carcinogen Indicator:
Hauler: SELF:SMALL QTY EXEMPTION
Waste Description: USDOIL FR PMPS-HLD CTY MN

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: LABORATORY WASTE CHEMICALS (551)
Inspection Date: 9/26/00
Waste Quantity Present at Inspection: 2
Annual Quantity: 5
Measurement Unit: GAL
Treatment Method: RECYCLE
Storage Method: PLASTIC DRUMS 0-5 GALLONS
Carcinogen Indicator:
Hauler: SELF:SMALL QTY EXEMPTION

- Continued on next page -

Environmental FirstSearch Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 8

DIST/DIR: 0.00 --

MAP ID: 10

NAME: ROBERT WEESE WATER FILTRATION
ADDRESS: 3885 SILVERLEAF LN
VISTA CA 92084
SAN DIEGO
CONTACT: CITY OF OCEANSIDE

REV: 02/06/03
ID1: HE17H20988
ID2: CAC001014112
STATUS:
PHONE: (760)749-4130

Waste Description:

SLVR NTRT/CHLRD,HCI (LAB)

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: USED BATTERIES (444)
Inspection Date: 9/26/00
Waste Quantity Present at Inspection: 20
Annual Quantity: 20
Measurement Unit: LBS
Treatment Method: BATTERIES RECYCLED
Storage Method: FIBER/PLSTIC BOXES,CRTNS,CASES
Carcinogen Indicator:
Hauler: SELF:SMALL QTY EXEMPTION
Waste Description: HLD TO CITY MAINTENANCE

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 6/8/99
Violation Item Number: V001
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurances: 01
Violation Definition: GENERATOR OF A WASTE HAS NOT DETERMINED IF THAT WASTE IS A
HAZARDOUS WASTE AS DEFINED BY LAW CCR 66262.11

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 6/8/99
Violation Item Number: V002
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurances: 01
Violation Definition: PERSONNEL TRAINING IS NOT ADEQUATE TO ENSURE COMPLIANCE
WITH HAZARDOUS WASTES/MATERIALS REGULATIONS CCR 66265.16

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 6/8/99
Violation Item Number: V003
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurances: 01
Violation Definition: BUSINESS PLAN DOES NOT INCLUDE AN ADEQUATE EMPLOYEE
TRAINING PROGRAM WITH EMERGENCY NOTIFICATION,MITIGATION&EVACUATION PROCEDURES.HSC25504(C)

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 9/26/00
Violation Item Number: V001
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurances: 01
Violation Definition: DISPOSAL OR CAUSING THE DISPOSAL OF HAZARDOUS WASTE TO AN
UNAUTHORIZED POINT(GROUND, STORM DRAIN, SEWER SYSTEM, TRASH OR AIR) HSC 25189.5

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 8

DIST/DIR: 0.00 --

MAP ID: 10

NAME: ROBERT WEESE WATER FILTRATION
ADDRESS: 3885 SILVERLEAF LN
VISTA CA 92084
SAN DIEGO
CONTACT: CITY OF OCEANSIDE

REV: 02/06/03
ID1: HE17H20988
ID2: CAC001014112
STATUS:
PHONE: (760)749-4130

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: LIQUID ALUMINUM SULFATE, 48.1%
CAS#: 10043-01-3
Annual Quantity: 104000.00
Quantity Stored at One Time: 11500.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK, NOT STL 5001-10000 G
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category:

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: POLYMER
POLYDIMETHY DIALLYLA AMMONIUM CHLORIDE: CATIONIC
CAS#: 26062-79-3
Annual Quantity: 5500.00
Quantity Stored at One Time: 1375.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK, NOT STL 1001-5000 G
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category:

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: AMMONIUM HYDROXIDE, 24.5%
CAS#: 1336-21-6
Annual Quantity: 30000.00
Quantity Stored at One Time: 6500.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK, NOT STL 5001-10000 G
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category: IMMED HEALTH HAZRD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: CHLORINE (10 ONE-TON+ 5X150LBS)
CAS#: 7782-50-5
Annual Quantity: 60.00
Quantity Stored at One Time: 12.00
Measurement Unit: TON
Carcinogen Indicator:
Storage Method: ABVGR TNK, STEEL 10-1000 G
Material Data Safety Sheet:
First Hazard Category: XTREMELY HAZRDS-GAS

- Continued on next page -

Environmental FirstSearch Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 8 **DIST/DIR:** 0.00 -- **MAP ID:** 10

NAME: ROBERT WEESE WATER FILTRATION
ADDRESS: 3885 SILVERLEAF LN
VISTA CA 92084
SAN DIEGO
CONTACT: CITY OF OCEANSIDE

REV: 02/06/03
ID1: HE17H20988
ID2: CAC001014112
STATUS:
PHONE: (760)749-4130

Second Hazard Category: XTREMELY HAZRDS-CFR

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: SULFURIC ACID, 93%: PH 1.0
CAS#: 7664-93-9
Annual Quantity: 15000.00
Quantity Stored at One Time: 1000.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK, NOT STL 10-1000 G
Material Data Safety Sheet:
First Hazard Category: XTREMELY HAZRDS-CFR
Second Hazard Category: IMMED HEALTH HAZRD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: POTASSIUM PERMANGANATE
CAS#: 7722-64-7
Annual Quantity: 0.00
Quantity Stored at One Time: 880.00
Measurement Unit: LBS
Carcinogen Indicator:
Storage Method: METAL DRUMS 6-110 GALLONS
Material Data Safety Sheet:
First Hazard Category: FIRE HAZARD
Second Hazard Category:

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: DIESEL FUEL #2:
CAS#: 68476-34-6
Annual Quantity: 250.00
Quantity Stored at One Time: 500.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK, STEEL 10-1000 G
Material Data Safety Sheet:
First Hazard Category: FIRE HAZARD
Second Hazard Category: IMMED HEALTH HAZRD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: SODIUM HYPOCHLORITE 12%: BLEACH
CAS#: 7681-52-9
Annual Quantity: 6000.00
Quantity Stored at One Time: 1000.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK, NOT STL 10-1000 G
Material Data Safety Sheet:
First Hazard Category: DELAYD HLTH HAZARD

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 8

DIST/DIR: 0.00 --

MAP ID: 10

NAME: ROBERT WEESE WATER FILTRATION
ADDRESS: 3885 SILVERLEAF LN
VISTA CA 92084
SAN DIEGO
CONTACT: CITY OF OCEANSIDE

REV: 02/06/03
ID1: HE17H20988
ID2: CAC001014112
STATUS:
PHONE: (760)749-4130

Second Hazard Category:

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: SODIUM HYDROXIDE 20% CAUSTIC SODA, SCRUBBER
CAS#: 1310-73-2
Annual Quantity: 3750.00
Quantity Stored at One Time: 3750.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: PROCESSING EQUIPMENT
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category:

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 16 **DIST/DIR:** 0.00 -- **MAP ID:** 10

NAME: ROBERT WEESE WATER FILTRATION
ADDRESS: 3885 SILVERLEAF LN
VISTA CA 92084
SAN DIEGO
CONTACT: CITY OF OCEANSIDE

REV: 02/06/03
ID1: HE17H20988
ID2: CAC001014112
STATUS:
PHONE: (760)749-4130

TANK ID s

Permit Number: H20988
Tank Number: T001
Tank ID Number: 4

TANK CHARACTERISTICS INFORMATION

Capacity: 550.00
Manufacturer Code:
Year Installed: 1982
Contents: DIESEL
Tank Content Chemical Name:
Tank Content CAS Number: 12034

Tank System Type: SINGLE WALL W/O SECNDRY CNTMNT
Primary Tank Material: CARBON STEEL
Tank Interior Lining or Coating: NO SECONDARY TANK MTRL INFO
Tank Exterior Corrosion Protection: UNKNOWN
Overfill Device: NO OVERFILL INFORMATION
Spill Buckets:
Is Groundwater Greater Than 20 Feet (Y/N): NO

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment:
Is System 1998 Standards Certified (Y/N):
Tank Monitor Device: NO TANK MONIT DEV INFO
Automatic Tank Gauges: NO ATGS INFO AVAILABLE
Tank Test Status: TIGHT
Tank Test Date: 11/05/91

PIPING INFORMATION

Piping Corrosion Protection: UNKNOWN
Pressure Pipe Loss Leak Detector Type: NO PPLD BRAND INFO
Pipe System Type: PIPE TYPE NOT AVAILABLE
Pipe Construction: NO PIPE CONSTRUCTION INFO
Pipe Primary Material: NO PRIMARY PIPE MATERIAL INFO
Pipe Monitor Device: NO PIPE MONIT DEV INFO

PIPING INFORMATION

Pipe Test Date: 08/15/88

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: CLOSED BY REMOVAL

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 9

DIST/DIR: 0.00 --

MAP ID: 11

NAME: S & C VANDER WOUDE DAIRY
ADDRESS: 3588 N TWIN OAKS VALLEY RD
SAN MARCOS CA 92069
SAN DIEGO
CONTACT: ED VANDER WOUDE

REV: 02/06/03
ID1: HE17H99416
ID2:
STATUS:
PHONE: (760)744-8590

INDUSTRY / FACILITY INFORMATION NAMES

Business Description & SIC Code: General Farming
Gas Station: 2
Fire Department District: San Marcos FPD

PERMIT INFORMATION

Permit Number: HE17H99416
Inactive / Active Facility Indicator:
Annual Expiration Date:
Status:
Map Code / Business Plan on File:
Business Plan Acceptance Date: 10/16/1995

GENERAL INSPECTION & VIOLATION INFORMATION

Inspection Date: 12/28/1998 0:00:00
Reinspection Date: Dec 1998
Inspector Name: PERSKY
Notice of Violation Issued:
Delinquent Flag:
Last Update: 8/1/99
Last Delinquent Letter:

PROPERTY OWNER INFORMATION

Property Owner Name:
Property Owner Address:

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: DIESEL
CAS#: 68476-34-6
Annual Quantity: 500.00
Quantity Stored at One Time: 500.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK,STEEL 10-1000 G
Material Data Safety Sheet:
First Hazard Category: FIRE HAZARD
Second Hazard Category: IMMED HEALTH HAZRD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: OXYGEN
CAS#: 7782-44-7
Annual Quantity: 200.00
Quantity Stored at One Time: 200.00
Measurement Unit: CFT
Carcinogen Indicator:
Storage Method: CYLINDERS
Material Data Safety Sheet:
First Hazard Category: FIRE HAZARD

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 9

DIST/DIR: 0.00 --

MAP ID: 11

NAME: S & C VANDER WOUDE DAIRY
ADDRESS: 3588 N TWIN OAKS VALLEY RD
SAN MARCOS CA 92069
SAN DIEGO
CONTACT: ED VANDER WOUDE

REV: 02/06/03
ID1: HE17H99416
ID2:
STATUS:
PHONE: (760)744-8590

Second Hazard Category:

IMMED HEALTH HAZRD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: TEAT DIP (IODINE)
CAS#: 7553-56-2
Annual Quantity: 165.00
Quantity Stored at One Time: 110.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: PLASTIC DRUMS 6-110 GALLONS
Material Data Safety Sheet:
First Hazard Category: *IMMED HEALTH HAZRD*
Second Hazard Category:

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

RCRA GENERATOR SITE

SEARCH ID: 2

DIST/DIR: 0.00 --

MAP ID: 2

NAME: S D CO WTR AUTH SCHETNE HOUSE
ADDRESS: 3586 N TWIN OAKS VALLEY RD
SAN MARCOS CA 92069
SAN DIEGO
CONTACT: MARIA MARISCAL

REV: 7/8/03
ID1: CAR000043430
ID2:
STATUS: SGN
PHONE: 7602333277

SITE INFORMATION

UNIVERSE TYPE:

SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 10

DIST/DIR: 0.00 --

MAP ID: 12

NAME: TWIN OAKS CHLORINE STATION
ADDRESS: 3896 EL PASO ALTO RD
SAN MARCOS CA 92069
SAN DIEGO
CONTACT: VALLECITOS

REV: 02/06/03
ID1: HE17H37563
ID2:
STATUS:
PHONE: (760)744-0460

INDUSTRY / FACILITY INFORMATION NAMES

Business Description & SIC Code: Public Utilities
Gas Station:
Fire Department District: San Marcos FPD

PERMIT INFORMATION

Permit Number: HE17H37563
Inactive / Active Facility Indicator:
Annual Expiration Date: May 31
Status:
Map Code / Business Plan on File:
Business Plan Acceptance Date: 08/21/2000

GENERAL INSPECTION & VIOLATION INFORMATION

Inspection Date: 05/04/2001 0:00:00
Reinspection Date: Jul 2002
Inspector Name: MONNIER
Notice of Violation Issued:
Delinquent Flag:
Last Update: 5/27/01
Last Delinquent Letter:

PROPERTY OWNER INFORMATION

Property Owner Name:
Property Owner Address:

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 2/23/00
Violation Item Number: V001
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01
Violation Definition: HANDLER OF HAZARDOUS WASTE/MATERIAL HAS NOT OBTAINED A
VALID SAN DIEGO COUNTY HEALTH PERMIT SDCC 68.905

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: CHLORINE (GASEOUS)
CAS#: 7782-50-5
Annual Quantity: 16.00
Quantity Stored at One Time: 8.00
Measurement Unit: TON
Carcinogen Indicator:
Storage Method: CYLINDERS
Material Data Safety Sheet:
First Hazard Category: XTREMELY HAZRDS-GAS
Second Hazard Category: SUDDN RLSE OF PRES

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 10

DIST/DIR: 0.00 --

MAP ID: 12

NAME: TWIN OAKS CHLORINE STATION
ADDRESS: 3896 EL PASO ALTO RD
SAN MARCOS CA 92069
SAN DIEGO
CONTACT: VALLECITOS

REV: 02/06/03
ID1: HE17H37563
ID2:
STATUS:
PHONE: (760)744-0460

Chemical Name: AMMONIA (19%)
CAS#: 7664-41-7
Annual Quantity: 8000.00
Quantity Stored at One Time: 6000.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK, NOT STL 10001+ G
Material Data Safety Sheet:
First Hazard Category: XTREMELY HAZRDS-CFR
Second Hazard Category: REACTIVE

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: SODIUM HYDROXIDE (20%)
CAS#: 1310-73-2
Annual Quantity: 2100.00
Quantity Stored at One Time: 2100.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK, NOT STL 10001+ G
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category: REACTIVE

Environmental FirstSearch Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 12

DIST/DIR: 0.00 --

MAP ID: 14

NAME: VREELAND NURSERY INC
ADDRESS: 2705 SARVER LN
SAN MARCOS CA 92069
SAN DIEGO
CONTACT: GERALD VOGUE

REV: 02/06/03
ID1: HE17H99303
ID2:
STATUS:
PHONE: (760)744-8924

INDUSTRY / FACILITY INFORMATION NAMES

Business Description & SIC Code: General Farming 5193
Gas Station: 2
Fire Department District: San Marcos FPD

PERMIT INFORMATION

Permit Number: HE17H99303
Inactive / Active Facility Indicator:
Annual Expiration Date:
Status:
Map Code / Business Plan on File:
Business Plan Acceptance Date:

GENERAL INSPECTION & VIOLATION INFORMATION

Inspection Date: 01/26/1995 0:00:00
Reinspection Date: Jan 1996
Inspector Name: PERSKY
Notice of Violation Issued:
Delinquent Flag:
Last Update: 3/30/98
Last Delinquent Letter:

PROPERTY OWNER INFORMATION

Property Owner Name:
Property Owner Address:

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: DIESEL
CAS#: 684-76-346
Annual Quantity: 25000.00
Quantity Stored at One Time: 4000.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK,STEEL 1001-5000 G
Material Data Safety Sheet:
First Hazard Category: FIRE HAZARD
Second Hazard Category: IMMED HEALTH HAZRD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: LIQUID FERTILIZER (2X100)
CAS#: 7727-37-9
Annual Quantity: 2600.00
Quantity Stored at One Time: 200.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: PLASTIC DRUMS 6-110 GALLONS
Material Data Safety Sheet:
First Hazard Category: FIRE HAZARD

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 12

DIST/DIR: 0.00 --

MAP ID: 14

NAME: VREELAND NURSERY INC
ADDRESS: 2705 SARVER LN
SAN MARCOS CA 92069
SAN DIEGO
CONTACT: GERALD VOGUE

REV: 02/06/03
ID1: HE17H99303
ID2:
STATUS:
PHONE: (760)744-8924

Second Hazard Category:

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name:	DACONIL (CHLOROTHALONIL)
CAS#:	1897-45-6
Annual Quantity:	3.00
Quantity Stored at One Time:	3.00
Measurement Unit:	GAL
Carcinogen Indicator:	
Storage Method:	PLASTIC DRUMS 0-5 GALLONS
Material Data Safety Sheet:	
First Hazard Category:	DELAYD HLTH HAZARD
Second Hazard Category:	IMMED HEALTH HAZRD

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS			
SEARCH ID: 41	DIST/DIR: 0.02 SW	MAP ID: 35	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1: IS-SANMAR_POL-78	
		ID2:	
		STATUS: PUBFH	
CONTACT:		PHONE:	
AREA: 1331.47			
PERIMETER: 136.118			
WETC: 41			
WETC_ID: 78			
ATTRIBUTE: PUBFH			

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 11

DIST/DIR: 0.05 NE

MAP ID: 13

NAME: VILLAGE DENTAL CENTER
ADDRESS: 8895 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: MELVIN & KENDELL RICKS

REV: 02/06/03
ID1: HE17H51068
ID2: CAL000117027
STATUS:
PHONE: (760)749-7500

INDUSTRY / FACILITY INFORMATION NAMES

Business Description & SIC Code: *Small Qty Med Waste Gen 6035*
Gas Station:
Fire Department District:

PERMIT INFORMATION

Permit Number: *HE17H51068*
Inactive / Active Facility Indicator:
Annual Expiration Date: *Feb 28*
Status:
Map Code / Business Plan on File:
Business Plan Acceptance Date:

GENERAL INSPECTION & VIOLATION INFORMATION

Inspection Date: *05/09/2000 0:00:00*
Reinspection Date: *May 2003*
Inspector Name: *GALLAGHER*
Notice of Violation Issued:
Delinquent Flag:
Last Update: *5/20/01*
Last Delinquent Letter:

PROPERTY OWNER INFORMATION

Property Owner Name:
Property Owner Address:

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: *INFECTIOUS WASTE, SHARPS (902)*
Inspection Date: *5/9/00*
Waste Quantity Present at Inspection: *20*
Annual Quantity: *240*
Measurement Unit: *LBS*
Treatment Method: *RECYCLE*
Storage Method: *PLASTIC DRUMS 0-5 GALLONS*
Carcinogen Indicator:
Hauler: *BFI MED. WASTE SYS. S.D.*
Waste Description: *SHRPS&SM.QTY.OTHR INFCTS*

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: *PHOTOCHEM/PHOTOPROC WASTE (541)*
Inspection Date: *5/9/00*
Waste Quantity Present at Inspection: *2*
Annual Quantity: *25*
Measurement Unit: *GAL*
Treatment Method: *RECYCLE*
Storage Method: *PLASTIC DRUMS 0-5 GALLONS*
Carcinogen Indicator:
Hauler: *UNKNOWN HAZ WST HAULER*

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

PERMITS SITE

SEARCH ID: 11

DIST/DIR: 0.05 NE

MAP ID: 13

NAME: VILLAGE DENTAL CENTER
ADDRESS: 8895 LAWRENCE WELK DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: MELVIN & KENDELL RICKS

REV: 02/06/03
ID1: HE17H51068
ID2: CAL000117027
STATUS:
PHONE: (760)749-7500

Waste Description:

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: PHOTOCHEM/PHOTOPROC WASTE (541)
Inspection Date: 5/9/00
Waste Quantity Present at Inspection: 10
Annual Quantity: 25
Measurement Unit: GAL
Treatment Method: RECYCLE
Storage Method: PROCESSING EQUIPMENT
Carcinogen Indicator:
Hauler: COMMODITY RESOURCE AND EN
Waste Description: WASTE FIXER SOLUTION

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 5/9/00
Violation Item Number: V001
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01
Violation Definition: MEDICAL WASTE MGMT. PLAN HAS NOT BEEN SUBMITTED TO
COUNTY HMMMD (ANNUAL REQUIREMENT) 68.1206 AND 117935

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 9/16/94
Violation Item Number: V001
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 02
Violation Definition: CONTAINERS STORING MEDICAL WASTE (BIOHAZARDOUS) ARE NOT
PROPERLY LABELED. (SDCC68.1205, HSC 25046; 56)

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 9/16/94
Violation Item Number: V002
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01
Violation Definition: MEDICAL SOLID WASTE IS NOT STORED IN A MANNER THAT
PREVENTS ACCESS BY UNAUTHORIZED PERSONS PRIOR TO DISPOSAL. (SDCC 68.1202)

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS			
SEARCH ID: 32	DIST/DIR: 0.16 SW	MAP ID: 26	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1: IS-SANMAR_POL-84	
		ID2:	
CONTACT:		STATUS: PUBHRX	
		PHONE:	
AREA: 6107.43			
PERIMETER: 305.336			
WETC: 21			
WETC_ID: 84			
ATTRIBUTE: PUBHrx			

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 15 **DIST/DIR:** 0.17 SE **MAP ID:** 7

NAME: DEER SPRINGS FIRE DEPARTMENT
ADDRESS: 1321 DEER SPRINGS RD
SAN MARCOS CA 92069
SAN DIEGO
CONTACT: DEER SPRINGS FIRE PROT DIST

REV: 02/06/03
ID1: HE17H20783
ID2: CAL000171825
STATUS:
PHONE: (619)749-8001

TANK ID's

Permit Number: H20783
Tank Number: T001
Tank ID Number: 1

TANK CHARACTERISTICS INFORMATION

Capacity: 5000.00
Manufacturer Code:
Year Installed:
Contents: DIESEL
Tank Content Chemical Name:
Tank Content CAS Number:

Tank System Type: SINGLE WALL W/O SECNDRY CNTMNT
Primary Tank Material: NO PRIMARY TANK MATERIAL INFO
Tank Interior Lining or Coating: NO SECONDARY TANK MTRL INFO
Tank Exterior Corrosion Protection: NO EXTERIOR CORR PROT INFO
Overfill Device: NO OVERFILL INFORMATION
Spill Buckets:
Is Groundwater Greater Than 20 Feet (Y/N): NO

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 9
Is System 1998 Standards Certified (Y/N):
Tank Monitor Device: NO TANK MONIT DEV INFO
Automatic Tank Gauges: NO ATGS INFO AVAILABLE
Tank Test Status: TIGHT
Tank Test Date: 09/11/90

PIPING INFORMATION

Piping Corrosion Protection: NO PIPE PROTECTION INFO
Pressure Pipe Loss Leak Detector Type: NO PPLD BRAND INFO
Pipe System Type: PIPE TYPE NOT AVAILABLE
Pipe Construction: NO PIPE CONSTRUCTION INFO
Pipe Primary Material: NO PRIMARY PIPE MATERIAL INFO
Pipe Monitor Device: NO PIPE MONIT DEV INFO

PIPING INFORMATION

Pipe Test Date: 01/01/01

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: CLOSED BY REMOVAL

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS

SEARCH ID: 27

DIST/DIR: 0.22 NE

MAP ID: 21

NAME: NATIONAL WETLANDS INVENTORY
ADDRESS:

REV:
ID1: IS-SANMAR_POL-93
ID2:
STATUS: PUBHX
PHONE:

CONTACT:

AREA: 1954.27
PERIMETER: 189.789
WETC: 12
WETC_ID: 93
ATTRIBUTE: PUBHX

RCRA GENERATOR SITE

SEARCH ID: 1

DIST/DIR: 0.25 SE

MAP ID: 1

NAME: ARCO FACILITY NO 05625
ADDRESS: 26915 MESA ROCK RD
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: JACK OMAN

REV: 7/8/03
ID1: CAR000104851
ID2:
STATUS: SGN
PHONE: 7146902425

SITE INFORMATION

UNIVERSE TYPE:

SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 13

DIST/DIR: 0.25 SE

MAP ID: 1

NAME: ARCO FACILITY NO. 5625
ADDRESS: 26915 MESA ROCK RD
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: BP WEST COAST PRODUCTS LLC

REV: 02/06/03
ID1: HE17H32212
ID2: CAL000225493
STATUS:
PHONE: (858)737-9387

TANK ID s

Permit Number: H32212
Tank Number: T001
Tank ID Number: NT1570

TANK CHARACTERISTICS INFORMATION

Capacity: 10000.00
Manufacturer Code: 0503
Year Installed: 1992
Contents: REGULAR UNLEADED
Tank Content Chemical Name:
Tank Content CAS Number:

Tank System Type: DOUBLE WALL
Primary Tank Material: FIBERGLASS
Tank Interior Lining or Coating: NONE
Tank Exterior Corrosion Protection: NONE
Overfill Device: BALL FLOAT
Spill Buckets: 1
Is Groundwater Greater Than 20 Feet (Y/N): YES

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 010606
Is System 1998 Standards Certified (Y/N): YES
Tank Monitor Device: VEEDER ROOT
Automatic Tank Gauges: RONAN X-76 ETM
Tank Test Status: TIGHT
Tank Test Date: 10/02/92

PIPING INFORMATION

Piping Corrosion Protection: FIBERGLASS PIPE
Pressure Pipe Loss Leak Detector Type: RONAN X-76
Pipe System Type: PRESSURIZED
Pipe Construction: DOUBLE WALL
Pipe Primary Material: FIBERGLASS
Pipe Monitor Device: RONAN
PIPING INFORMATION
Pipe Test Date: 01/01/01

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: PERMIT TO OPERATE

TANK ID s

Permit Number: H32212
Tank Number: T002

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 13

DIST/DIR: 0.25 SE

MAP ID: 1

NAME: ARCO FACILITY NO. 5625
ADDRESS: 26915 MESA ROCK RD
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: BP WEST COAST PRODUCTS LLC

REV: 02/06/03
ID1: HE17H32212
ID2: CAL000225493
STATUS:
PHONE: (858)737-9387

Tank ID Number: NT1570

TANK CHARACTERISTICS INFORMATION

Capacity: 10000.00
Manufacturer Code: 0503
Year Installed: 1992
Contents: REGULAR UNLEADED
Tank Content Chemical Name:
Tank Content CAS Number:

Tank System Type: DOUBLE WALL
Primary Tank Material: FIBERGLASS
Tank Interior Lining or Coating: NONE
Tank Exterior Corrosion Protection: NONE
Overfill Device: BALL FLOAT
Spill Buckets: 1
Is Groundwater Greater Than 20 Feet (Y/N): YES

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 010606
Is System 1998 Standards Certified (Y/N): YES
Tank Monitor Device: VEEDER ROOT
Automatic Tank Gauges: RONAN X-76 ETM
Tank Test Status: TIGHT
Tank Test Date: 10/02/92

PIPING INFORMATION

Piping Corrosion Protection: FIBERGLASS PIPE
Pressure Pipe Loss Leak Detector Type: RONAN X-76
Pipe System Type: PRESSURIZED
Pipe Construction: DOUBLE WALL
Pipe Primary Material: FIBERGLASS
Pipe Monitor Device: RONAN

PIPING INFORMATION

Pipe Test Date: 01/01/01

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: PERMIT TO OPERATE

TANK ID's

Permit Number: H32212
Tank Number: T003
Tank ID Number: NT1570

TANK CHARACTERISTICS INFORMATION

Capacity: 10000.00

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 13 **DIST/DIR:** 0.25 SE **MAP ID:** 1

NAME: ARCO FACILITY NO. 5625
ADDRESS: 26915 MESA ROCK RD
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: BP WEST COAST PRODUCTS LLC

REV: 02/06/03
ID1: HE17H32212
ID2: CAL000225493
STATUS:
PHONE: (858)737-9387

Manufacturer Code: 0503
Year Installed: 1992
Contents: REGULAR UNLEADED
Tank Content Chemical Name:
Tank Content CAS Number:

Tank System Type: DOUBLE WALL
Primary Tank Material: FIBERGLASS
Tank Interior Lining or Coating: NONE
Tank Exterior Corrosion Protection: NONE
Overfill Device: BALL FLOAT
Spill Buckets: 1
Is Groundwater Greater Than 20 Feet (Y/N): YES

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 010606
Is System 1998 Standards Certified (Y/N): YES
Tank Monitor Device: VEEDER ROOT
Automatic Tank Gauges: RONAN X-76 ETM
Tank Test Status: TIGHT
Tank Test Date: 10/02/92

PIPING INFORMATION

Piping Corrosion Protection: FIBERGLASS PIPE
Pressure Pipe Loss Leak Detector Type: RONAN X-76
Pipe System Type: PRESSURIZED
Pipe Construction: DOUBLE WALL
Pipe Primary Material: FIBERGLASS
Pipe Monitor Device: RONAN

PIPING INFORMATION

Pipe Test Date: 01/01/01

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: PERMIT TO OPERATE

TANK ID s

Permit Number: H32212
Tank Number: T004
Tank ID Number: NT1570

TANK CHARACTERISTICS INFORMATION

Capacity: 10000.00
Manufacturer Code: 0503
Year Installed: 1992
Contents: SUPER UNLEADED
Tank Content Chemical Name:

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 13

DIST/DIR: 0.25 SE

MAP ID: 1

NAME: ARCO FACILITY NO. 5625
ADDRESS: 26915 MESA ROCK RD
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: BP WEST COAST PRODUCTS LLC

REV: 02/06/03
ID1: HE17H32212
ID2: CAL000225493
STATUS:
PHONE: (858)737-9387

Tank Content CAS Number:

Tank System Type:	DOUBLE WALL
Primary Tank Material:	FIBERGLASS
Tank Interior Lining or Coating:	NONE
Tank Exterior Corrosion Protection:	NONE
Overfill Device:	BALL FLOAT
Spill Buckets:	1
Is Groundwater Greater Than 20 Feet (Y/N):	YES

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment:	010606
Is System 1998 Standards Certified (Y/N):	YES
Tank Monitor Device:	RONAN
Automatic Tank Gauges:	RONAN X-76 ETM
Tank Test Status:	TIGHT
Tank Test Date:	10/02/92

PIPING INFORMATION

Piping Corrosion Protection:	FIBERGLASS PIPE
Pressure Pipe Loss Leak Detector Type:	RONAN X-76
Pipe System Type:	PRESSURIZED
Pipe Construction:	DOUBLE WALL
Pipe Primary Material:	FIBERGLASS
Pipe Monitor Device:	RONAN

PIPING INFORMATION

Pipe Test Date:	01/01/01
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REGULATORY INFORMATION

Tank Exempt Indicator:	NO
Hazard Category 1:	
Regulatory Status Code Description:	PERMIT TO OPERATE

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS			
SEARCH ID: 29	DIST/DIR: 0.27 NE	MAP ID: 23	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1: IS-SANMAR_POL-94	
		ID2:	
CONTACT:		STATUS: PUBHX	
		PHONE:	
<div style="display: flex; justify-content: space-between;"><div>AREA: 1726.51</div><div>PERIMETER: 156.81</div></div> <div style="display: flex; justify-content: space-between;"><div>WETC: 14</div><div>WETC_ID: 94</div></div> <div style="display: flex; justify-content: space-between;"><div>ATTRIBUTE: PUBHX</div><div></div></div>			

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 21

DIST/DIR: 0.30 NE

MAP ID: 15

NAME: PIPELINE CONSTRUCTORS
ADDRESS: 26845 MOUNTAIN MEADOW RD
ESCONDIDO CA 92026
SAN DIEGO

REV: 12/11/02
ID1: T0608172656
ID2:
STATUS: CASE CLOSED
PHONE:

CONTACT:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred dating after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: 09
LOCAL CASE NUMBER: H23162-001
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER:
CASE TYPE: SOIL ONLY
SUBSTANCE LEAKED: DIESEL
SUBSTANCE QUANTITY:
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: CASE CLOSED

ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): 2
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported):
REVIEW DATE (blank if not reported):
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 5/21/1991
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported): 7/24/1991
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 12/31/1993
REPORT DATE (blank if not reported):

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE (Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION:
MTBE SOIL CONCENTRATION:
MTBE CNTS: 0
MTBE FUEL: 0
MTBE TESTED: NOT REQUIRED TO BE TESTED
MTBE CLASS: *

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS			
SEARCH ID: 30	DIST/DIR: 0.31 NE	MAP ID: 24	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1: IS-SANMAR_POL-96	
		ID2:	
		STATUS: PUBHX	
CONTACT:		PHONE:	
<div style="display: flex; justify-content: space-between;"><div>AREA: 1984.08</div><div>PERIMETER: 165.542</div></div> <div style="display: flex; justify-content: space-between;"><div>WETC: 16</div><div>WETC_ID: 96</div></div> <div>ATTRIBUTE: PUBHx</div>			

WETLANDS			
SEARCH ID: 33	DIST/DIR: 0.36 SE	MAP ID: 27	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1: IS-SANMAR_POL-83	
		ID2:	
		STATUS: PEMC	
CONTACT:		PHONE:	
<div style="display: flex; justify-content: space-between;"><div>AREA: 3199.52</div><div>PERIMETER: 301.259</div></div> <div style="display: flex; justify-content: space-between;"><div>WETC: 23</div><div>WETC_ID: 83</div></div> <div>ATTRIBUTE: PEMC</div>			

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS

SEARCH ID: 28 **DIST/DIR:** 0.39 NE **MAP ID:** 22

NAME: NATIONAL WETLANDS INVENTORY
ADDRESS:

REV:
ID1: IS-SANMAR_POL-95
ID2:
STATUS: PUBHX
PHONE:

CONTACT:

AREA: 6636.41
PERIMETER: 329.804
WETC: 13
WETC_ID: 95
ATTRIBUTE: PUBHX

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 22 **DIST/DIR:** 0.39 NE **MAP ID:** 16

NAME: VACANT LOT
ADDRESS: 26845 MOUNTAIN MEADOW RD
ESCONDIDO CA 92026
SAN DIEGO
CONTACT: BILL BEVILAQUA

REV: 10/22/01
ID1: HE17H23162
ID2:
STATUS:
PHONE: (619)749-3260

Release Occurance Number: 001
Historical Name: PIPELINE CONSTRUCTORS
Date Release Began: 11/1/89
Lead Agency: DEH
Case Type: TANK, Release
Case Status: CLOSED
Case Status Date: 12/31/93

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS		
SEARCH ID: 34	DIST/DIR: 0.39 SE	MAP ID: 28
NAME: NATIONAL WETLANDS INVENTORY		REV:
ADDRESS:		ID1: 1S-SANMAR_POL-82
		ID2:
CONTACT:		STATUS: PEMC
		PHONE:
AREA:	598.621	
PERIMETER:	93.2206	
WETC:	24	
WETC_ID:	82	
ATTRIBUTE:	PEMC	

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 19

DIST/DIR: 0.41 NE

MAP ID: 6

NAME: CIRCLE R RANCH
ADDRESS: 8751 OLD CASTLE RD
ESCONDIDO CA 92082
SAN DIEGO

REV: 12/11/02
ID1: T0607301442
ID2:
STATUS: CASE CLOSED
PHONE:

CONTACT:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred dating after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: 09
LOCAL CASE NUMBER: H03530-001
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 9UT2691
CASE TYPE: AQUIFER AFFECTED
SUBSTANCE LEAKED: UNLEADED GASOLINE
SUBSTANCE QUANTITY:

LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: CASE CLOSED

ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): 1
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported):
REVIEW DATE (blank if not reported):
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 12/30/1993
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported): 7/1/1996
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 12/31/1996
REPORT DATE (blank if not reported):

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE(Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION:
MTBE SOIL CONCENTRATION:
MTBE CNTS: 0
MTBE FUEL: 1
MTBE TESTED: SITE NOT TESTED FOR MTBE. INCLUDES UNKNOWN AND NOT ANALYZED
MTBE CLASS: *

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 20

DIST/DIR: 0.41 NE

MAP ID: 6

NAME: CIRCLE R RANCH TRADING POST
ADDRESS: 8751 OLD CASTLE RD
ESCONDIDO CA 92082
San Diego
CONTACT: CIRCLE R TRADING POST

REV: 08/21/00
ID1: HE17H03530
ID2:
STATUS:
PHONE: (619)749-2995

Release Occurance Number: 001
Historical Name: CIRCLE R RANCH
Date Release Began: 12/14/93
Lead Agency: DEH
Case Type: TANK, Release (W)
Case Status: CLOSED
Case Status Date: 12/31/96

WETLANDS

SEARCH ID: 35

DIST/DIR: 0.41 SE

MAP ID: 29

NAME: NATIONAL WETLANDS INVENTORY
ADDRESS:
CONTACT:

REV:
ID1: IS-SANMAR_POL-81
ID2:
STATUS: PEMC
PHONE:

AREA: 1465.78
PERIMETER: 142.751
WETC: 25
WETC_ID: 81
ATTRIBUTE: PEMC

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS

SEARCH ID: 38 **DIST/DIR:** 0.44 SW **MAP ID:** 32

NAME: NATIONAL WETLANDS INVENTORY
ADDRESS:

REV:
ID1: 1S-SANMAR_POL-87
ID2:
STATUS: PFOCH
PHONE:

CONTACT:

AREA: 8988.99
PERIMETER: 517.748
WETC: 32
WETC_ID: 87
ATTRIBUTE: PFOCh

SOLID WASTE LANDFILL SITE

SEARCH ID: 3 **DIST/DIR:** 0.45 SW **MAP ID:** 3

NAME: EARTHWORM RECYCLING GREEN AND WOODWASTE
ADDRESS: 462 DEER SPRINGS ROAD
SAN MARCOS CA
San Diego

REV: 03/21/00
ID1: SWIS37-AA-0943
ID2:
STATUS: PLANNED
PHONE:

CONTACT:

Activity: *Composting Operation (Green Waste)*
Accepted Waste:
Operational Status: *Planned*
Regulatory Status: *Proposed*
Closure Date:
Closure Type:
Permitted Throughput with Units: 0
Permitted Capacity with Units: 0
Remaining Capacity with Units (landfills only):
Permitted Total Acreage: 0
Permitted Disposal Acreage:
Last Tire Inspection Count: 0
Last Tire Inspection Count Date:
Original Tire Inspection Count: 0
Last Tire Inspection Count Date:
Inspection Frequency: *None*

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS			
SEARCH ID: 24	DIST/DIR: 0.47 NE	MAP ID: 18	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1:	IB-BONSAL_POL-171
		ID2:	
		STATUS:	PUBFX
CONTACT:		PHONE:	
AREA: 829.944 PERIMETER: 106.996 WETC: 373 WETC_ID: 171 ATTRIBUTE: PUBFx			

WETLANDS			
SEARCH ID: 25	DIST/DIR: 0.47 NE	MAP ID: 19	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1:	IB-BONSAL_POL-172
		ID2:	
		STATUS:	PUBFX
CONTACT:		PHONE:	
AREA: 966.552 PERIMETER: 116.617 WETC: 375 WETC_ID: 172 ATTRIBUTE: PUBFx			

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS			
SEARCH ID: 39	DIST/DIR: 0.47 SW	MAP ID: 33	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1:	IS-SANMAR_POL-90
		ID2:	
CONTACT:		STATUS:	PABFH
		PHONE:	
AREA: 13503.45 PERIMETER: 841.552 WETC: 35 WETC_ID: 90 ATTRIBUTE: PABFH			

WETLANDS			
SEARCH ID: 36	DIST/DIR: 0.48 SW	MAP ID: 30	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1:	IS-SANMAR_POL-85
		ID2:	
CONTACT:		STATUS:	PFOC
		PHONE:	
AREA: 2523.57 PERIMETER: 224.293 WETC: 30 WETC_ID: 85 ATTRIBUTE: PFOC			

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS			
SEARCH ID: 42	DIST/DIR: 0.49 SW	MAP ID: 36	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1:	IS-SANMAR_POL-75
		ID2:	
CONTACT:		STATUS:	PUBFH
		PHONE:	
AREA: 1342.83 PERIMETER: 134.039 WETC: 45 WETC_ID: 75 ATTRIBUTE: PUBFH			

WETLANDS			
SEARCH ID: 37	DIST/DIR: 0.49 SW	MAP ID: 31	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		ID1:	IS-SANMAR_POL-86
		ID2:	
CONTACT:		STATUS:	PUSAH
		PHONE:	
AREA: 9230.41 PERIMETER: 435.947 WETC: 31 WETC_ID: 86 ATTRIBUTE: PUSAH			

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

WETLANDS			
SEARCH ID: 23	DIST/DIR: 0.50 NE	MAP ID: 17	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		IDI: 1B-BONSAL_POL-173	
		ID2:	
		STATUS: PFOA	
CONTACT:		PHONE:	
<div style="display: flex; justify-content: space-between;"><div>AREA: 12595.4 PERIMETER: 469.222 WETC: 367 WETC_ID: 173 ATTRIBUTE: PFOA</div><div></div></div>			

WETLANDS			
SEARCH ID: 40	DIST/DIR: 0.50 SW	MAP ID: 34	
NAME: NATIONAL WETLANDS INVENTORY		REV:	
ADDRESS:		IDI: 1S-SANMAR_POL-89	
		ID2:	
		STATUS: PFOAH	
CONTACT:		PHONE:	
<div style="display: flex; justify-content: space-between;"><div>AREA: 6643.32 PERIMETER: 428.689 WETC: 36 WETC_ID: 89 ATTRIBUTE: PFOAH</div><div></div></div>			

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

RCRA GENERATOR SITE

SEARCH ID: 44

DIST/DIR: NON GC

MAP ID:

NAME: AMER TELE & TELE CO SAN MARCOS
ADDRESS: 3.5 MI NE OF
SAN MARCOS CA 92069
SAN DIEGO
CONTACT: ENVIRONMENTAL MANAGER

REV: 7/8/03
ID1: CAT080034168
ID2:
STATUS: SGN
PHONE: 4154422970

SITE INFORMATION

UNIVERSE TYPE:

SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Site Detail Report

TARGET SITE: CAMINO MAYOR
SAN MARCOS CA 92069

JOB: 600197001
STONEGATE - 9 SQ. MILES

RCRA GENERATOR SITE

SEARCH ID: 43

DIST/DIR: NON GC

MAP ID:

NAME: AMER TELE & TELE CO SAN MARCOS

REV: 7/8/03

ADDRESS: 5 MI NW OF
ESCONDIDO CA 92029
SAN DIEGO

ID1: CAD980585426

CONTACT: ENVIRONMENTAL MANAGER

ID2:
STATUS: SGN
PHONE: 4154422137

SITE INFORMATION

UNIVERSE TYPE:

SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch Federal Databases and Sources

ASTM Databases:

CERCLIS: *Comprehensive Environmental Response Compensation and Liability Information System*. The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

Updated quarterly.

CERCLIS-NFRAP (Archive): *Comprehensive Environmental Response Compensation and Liability Information System Archived Sites*. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Updated quarterly.

ERNS: *Emergency Response Notification System*. The EPA's database of emergency response actions. Source: Environmental Protection Agency. Data since January, 2001, has been received from the National Response Center as the EPA no longer maintains this data.

Updated quarterly.

FINDS: *The Facility Index System*. The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

Updated semi-annually.

NPL: *National Priority List*. The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

Updated quarterly.

RCRIS: *Resource Conservation and Recovery Information System*. The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

RCRA TSD: *Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities*. The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.

ASTM Databases (continued):

RCRA COR: *Resource Conservation and Recovery Information System Corrective Action Sites*. The EPA's database of RCRIS sites with reported corrective action. This information is also reported in the standard RCRIS detailed data.

RCRA GEN: *Resource Conservation and Recovery Information System Large and Small Quantity Generators*. The EPA's database of RCRIS sites that create more than 100kg of hazardous waste per month or meet other RCRA requirements. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

RCRA NLR: *Resource Conservation and Recovery Information System sites No Longer Regulated*. The EPA's database of RCRIS sites that create less than 100kg of hazardous waste per month or do not meet other RCRA requirements.

All RCRA databases are Updated quarterly

Environmental FirstSearch Federal Databases and Sources

Non-ASTM Databases:

HMIRS: Hazardous Materials Incident Response System. This database contains information from the US Department of Transportation regarding materials, packaging, and a description of events for tracked incidents.

Updated quarterly.

NCDB: National Compliance Database. The National Compliance Data Base System (NCDB) tracks regional compliance and enforcement activity and manages the Pesticides and Toxic Substances Compliance and Enforcement program at a national level. The system tracks all compliance monitoring and enforcement activities from the time an inspector conducts and inspection until the time the inspector closes or the case settles the enforcement action. NCDB is the national repository of the 10 regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of regional programs.

Updated quarterly

NPDES: National Pollution Discharge Elimination System. The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.

Updated semi-annually.

NRDB: National Radon Database. The NRDB was created by the EPA to distribute information regarding the EPA/State Residential Radon Surveys and the National Residential Radon Survey. The data is presented by zipcode in Environmental FirstSearch Reports. Source: National Technical Information Service (NTIS)

Updated Periodically

Nuclear: The Nuclear Regulatory Commission's (NRC) list of permitted nuclear facilities.

Updated Periodically

PADS: PCB Activity Database System

The EPA's database PCB handlers (generators, transporters, storers and/or disposers) that are required to notify the EPA, the rules being similar to RCRA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

Updated semi-annually.

Receptors: 1995 TIGER census listing of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

Updated Periodically

Non-ASTM Databases (continued) :

RELEASES: *Air and Surface Water Releases.* A subset of the EPA's ERNS database which have impacted only air or surface water.

Updated semi-annually.

Soils: This database includes the State Soil Geographic (STATSGO) data for the conterminous United States. It contains information regarding soil characteristics such as water capacity, percent clay, organic material, permeability, thickness of layers, hydrological characteristics, quality of drainage, surface, slope, liquid limit, and the annual frequency of flooding. Source: United States Geographical Survey (USGS).

Updated quarterly

TRIS: *Toxic Release Inventory System.* The EPA's database of all facilities that have had or may be prone to toxic material releases. Source: Environmental Protection Agency.

Updated semi-annually.

Environmental FirstSearch NEPA Databases and Sources

ACEC: Areas of Critical Environmental Concern. This database contains state and federally designated areas of environmental concern such as endangered species habitats, protected open spaces, parks, conservation areas and wildlife preserves. It also contains contact information for threatened and endangered species. Source: U.S. Fish and Wildlife Services, Ecological Services Offices; State GIS Departments.

Updated periodically.

Fed Land Use: Federal Land data includes information from the following government agencies including Bureau of Indian Affairs, Bureau of Reclamation, Bureau of Land Management, Department of Defense, Forest Service, Fish and Wildlife Service, National Park Service, and the Tennessee Valley Authority. This database also contains data regarding wild and scenic rivers. Source: USGS.

Updated periodically.

Floodplains: 100 year and 500 year flood zone boundaries for select counties in the United States. Source: Federal Emergency Management Agency (FEMA).

This database will be updated as new data becomes available.

Historic Sites: National Register of Historical Places Database. The nation's official list of cultural resources worthy of preservation. Properties listed include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. Source: National Park Service.

Updated yearly.

TOWERS: Tower data encompasses three sources of information from the Federal Aviation Administration and the Federal Communications Commission. FAA data includes the Digital Obstacle File which contains obstruction data for man made objects that affect domestic aeronautical charting products. FCC data includes the Wireless Telecommunication Bureau's Universal Licensing System which contains the Antenna Structure Database and the Cellular Tower Database. FCC data also includes the Mass Media Bureau's Consolidated Database System which includes engineering data for AM, FM, and Television broadcasting stations.

Updated periodically.

Wetlands: U.S. Fish and Wildlife Service produces information on the characteristics, extent, and status of the Nation's wetlands and deepwater habitats. This data is available for select areas of the United States. Source: U.S. Fish and Wildlife Service, National Wetlands Inventory.

This database will be updated as new data becomes available.

**ENVIRONMENTAL FIRST SEARCH
CALIFORNIA DATABASES (DB) AND SOURCES**

CAL SITES: DB TYPE = ST (STATE SITES)

Source: The CAL EPA, Depart. Of Toxic Substances Control
Phone: (916) 323-3400

The CAL EPA Department of Toxic Substances Control (DTSC) maintains a database of information on properties (or sites) in California where hazardous substances have been released, or where the potential for such release exists. The types of properties in the CALSITES database are categorized as: Annual Work Plan, Backlogged Properties, Certified / De-listed Sites, No Further Action, Preliminary Endangerment Assessment in Progress, Preliminary Endangerment Assessment Required, Removal Action Required, Expedited Remedial Action Program, Voluntary Cleanup Program, Deed Restricted Properties, and Referred Properties. For more information on individual sites call the number listed above.

CORTESE: DB TYPE = ST (STATE SITES)

Source: The CAL EPA, Department of Toxic Substances Control
Phone: (916) 445-6532

Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

**SWIS SOLID WASTE INFORMATION SYSTEM: DB TYPE = SW
(SOLID WASTE RELATED SITES)**

Source: The Integrated Waste Management Board
Phone: (916) 255-2331

The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed above.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

WMUDS: DB TYPE = SW (SOLID WASTE RELATED SITES)
Source: The State Water Resources Control Board
Phone: (916) 227-4365

The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

ORANGE COUNTY LANDFILLS: DB TYPE = SW (SOLID WASTE RELATED SITES)
Source: Orange County Health Dept.
Phone: (714) 834-3536

LUSTIS: DB TYPE = LU (LEAKING UNDERGROUND STORAGE TANKS)
Source: The State Water Resources Control Board
Phone: (916) 227-4416

The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database.

SAN DIEGO COUNTY LEAKING TANKS: DB TYPE = LU
(LEAKING UNDERGROUND STORAGE TANKS)
Source: San Diego County Dept. of Environmental Health
Phone: (619) 338-2242

Maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed above.

SLIC REGIONS 1 - 9: DB TYPE = SP (SPILLS-90)
Source: The CAL EPA Regional Water Quality Control Boards 1 - 9

The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups. For phone number listings of departments within each region visit their web sites at: <http://www.swrcb.ca.gov/regions.html>

SAN DIEGO COUNTY HE17 PERMITS: DB TYPE = PE (PERMITS)

Source: The San Diego County Depart. Of Environmental Health
Phone: (619) 338-2211

The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed above.

SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS: DB TYPE = PE (PERMITS)

Source: San Bernardino County Fire Dept.
Phone: (909) 387-3080

Handlers and Generators Permit Information Maintained by the Hazardous Materials Div.

LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG: DB TYPE = OT (OTHER UNIQUE DATABASES)

Source: The Los Angeles County Hazardous Materials Division
Phone: (323) 890-7806

The County of Los Angeles Public Health Investigation Compliant Control Log

ORANGE COUNTY INDUSTRIAL SITE CLEANUPS: DB TYPE = OT (OTHER UNIQUE DATABASES)

Source: Orange County Environmental Health Agency
Phone: (714) 834-3536

AST ABOVEGROUND STORAGE TANKS: DB TYPE = US (UNDERGROUND STORAGE TANKS)

Source: The State Water Resources Control Board
Phone: (916) 227-4364

The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation.

SWEEPS / FIDS STATE REGISTERED UNDERGROUND STORAGE TANKS: DB TYPE = US

Source: CAL EPA Dept of Toxic Substances Control
Phone: (916) 227-4404

Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed above.

CUPA DATABASES & SOURCES
(DB TYPE = US (UNDERGROUND STORAGE TANKS))

DEFINITION OF A CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994.

A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified.

Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

ALAMEDA COUNTY CUPA'S

- * County of Alameda Department of Environmental Health
- * Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union

ALPINE COUNTY CUPA

- * Health Department (Only updated by agency annually)

AMADOR COUNTY CUPA

- * County of Amador Environmental Health Department

BUTTE COUNTY CUPA

- * County of Butte Environmental Health Division (Only updated by agency biannually)

CALAVERAS COUNTY CUPA

- * County of Calaveras Environmental Health Department

COLUSA COUNTY CUPA

- * Environmental Health Dept.

CONTRA COSTA COUNTY CUPA

- * Hazardous Materials Program

DEL NORTE COUNTY CUPA (US)

- * Department of Health and Social Services

EL DORADO COUNTY CUPA'S

- * County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)
- * County of El Dorado EMD Tahoe Division (Only updated by agency annually)

FRESNO COUNTY CUPA

- * Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA

- * Air Pollution Control District

HUMBOLDT COUNTY CUPA (US)

- * Environmental Health Division

IMPERIAL COUNTY CUPA (US)

- * Department of Planning and Building

INYO COUNTY CUPA (US)

- * Environmental Health Department

KERN COUNTY CUPA (US)
* County of Kern Environmental Health Department
* City of Bakersfield Fire Department
KINGS COUNTY CUPA (US)
* Environmental Health Services
LAKE COUNTY CUPA (US)
* Division of Environmental Health
LASSEN COUNTY CUPA (US)
* Department of Agriculture
LOS ANGELES COUNTY CUPA'S (US)
* County of Los Angeles Fire Department
* County of Los Angeles Environmental Programs Division
* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon
MADERA COUNTY CUPA (US)
* Environmental Health Department
MARIN COUNTY CUPA (US)
* County of Marin Office of Waste Management
* City of San Rafael Fire Department
MARIPOSA COUNTY CUPA (US)
* Health Department
MENDOCINO COUNTY CUPA (US)
* Environmental Health Department
MERCED COUNTY CUPA (US)
* Division of Environmental Health
MODOC COUNTY CUPA (US)
* Department of Agriculture
MONO COUNTY CUPA (US)
* Health Department
MONTEREY COUNTY CUPA (US)
* Environmental Health Division
NAPA COUNTY CUPA (US)
* Hazardous Materials Section
NEVADA COUNTY CUPA (UST)
* Environmental Health Department
ORANGE COUNTY CUPA'S (US)
* County of Orange Environmental Health Department
* Cities of Anaheim, Fullerton, Orange, Santa Ana
* County of Orange Environmental Health Department
PLACER COUNTY CUPA (US)
* County of Placer Division of Environmental Health Field Office
* Tahoe City
* City of Roseville Roseville Fire Department
PLUMAS COUNTY CUPA (UST)
* Environmental Health Department
RIVERSIDE COUNTY CUPA (US)
* Environmental Health Department
SACRAMENTO COUNTY (US)
* County Environmental Mgmt Dept, Haz. Mat. Div.
SAN BENITO COUNTY CUPA (US)
* City of Hollister Environmental Service Department
SAN BERNARDINO COUNTY CUPA'S (US)
* County of San Bernardino Fire Department, Haz. Mat. Div.
* City of Hesperia Hesperia Fire Prevention Department
City of Victorville Victorville Fire Department
SAN DIEGO COUNTY CUPA (US)
* The San Diego County Dept. of Environmental Health HE 17/58
SAN FRANCISCO COUNTY CUPA (US)
* Department of Public Health
SAN JOAQUIN COUNTY CUPA (US)
* Environmental Health Division

SAN LUIS OBISPO COUNTY CUPA'S (US)

- * County of San Luis Obispo Environmental Health Division
- * City of San Luis Obispo City Fire Department

SAN MATEO COUNTY CUPA (US)

- * Environmental Health Department

SANTA BARBARA COUNTY CUPA (US)

- * Co Fire Dept Protective Services Div

SANTA CLARA COUNTY CUPA'S (US)

- * County of Santa Clara Hazardous Materials Compliance Division
- * Santa Clara Co Central Fire Prot. Dist. (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
- * Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale

SANTA CRUZ COUNTY CUPA (US)

- * Environmental Health Department

SHASTA COUNTY CUPA (US)

- * Environmental Health Department

SIERRA COUNTY CUPA (US)

- * Health Department

SISKIYOU COUNTY CUPA (US)

- * Environmental Health Department

SONOMA COUNTY CUPA'S (US)

- * County of Sonoma Department Of Environmental Health
- * Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa

STANISLAUS COUNTY CUPA (US)

- * Dept. of Env. Rsrcs. Haz. Mat. Div.

SUTTER COUNTY CUPA (US)

- * Department of Agriculture

TEHAMA COUNTY CUPA (US)

- * Department of Environmental Health

TRINITY COUNTY CUPA (US)

- * Department of Health

TULARE COUNTY CUPA (US)

- * Environmental Health Department

TUOLUMNE COUNTY CUPA (US)

- * Environmental Health

VENTURA COUNTY CUPA'S (BWT UST'S & CERTIFIED UST'S)

- * County of Ventura Environmental Health Division
- * Cities of Oxnard, Ventura

YOLO COUNTY CUPA (US)

- * Environmental Health Department

YUBA COUNTY CUPA (US)

- * Yuba County of Emergency Services

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

TARGET SITE: CAMINO MAYOR
 SAN MARCOS CA 92069

JOB: 600197001
 STONEGATE - 9 SQ. MILES

Street Name	Dist/Dir	Street Name	Dist/Dir
Brentwood Dr	0.23 NE	Melody Garden Dr	0.25 SE
Calle de Cristo	0.24 SE	Mesa Rock Rd	0.04 SE
Camino Calafia	0.23 SW	Montnead Rd	0.15 NE
Camino Mayor	0.00 --	Mountain Meadow Rd	0.22 SE
Chalice Dr	0.25 NE	N Twin Oaks Valley R	0.00 --
Champagne Blvd	0.07 NE	NORTH Twin Oaks Vall	0.00 --
Clayton Pl	0.00 --	Oak Creek Rd	0.18 SE
Cork Oak Dr	0.17 NE	Oak Shadows Dr	0.13 NE
Country Garden Ln	0.00 --	Oakcreek	0.09 SE
Deer Springs Pl	0.00 --	Rag Doll Ln	0.00 --
Deer Springs Rd	0.03 SE	Sandhurst Way	0.10 NE
El Paso Alto	0.21 SE	Sarver Ln	0.00 --
El Pass	0.00 --	Satin Doll Ln	0.00 --
El-Farra St	0.00 --	Silverleaf Ln	0.00 --
Esquiver Dr	0.19 NE	Solar Ln	0.11 SW
Gist Rd	0.00 --	Sunset Dr	0.03 SE
Hardell Ln	0.21 SW	Sycamore Ln	0.13 NE
Homestead Dr	0.02 SW	Tarek Tr	0.21 NW
Huckleberry Ln	0.00 --	Terrace Dr	0.19 NE
I-15	0.01 NE	Twin Oaks Crest Dr	0.11 SW
Indian Hill Rd	0.16 NE	Vista Merrian	0.21 SW
Ironweed View	0.12 NE	W Twin Oaks Valley R	0.00 --
Joni Ln	0.01 SW	Welk View Dr	0.15 NE
Lawrence Welk Ct	0.00 --	WEST Twin Oaks Valle	0.00 --
Lawrence Welk Dr	0.00 --	Windsong Ln	0.15 SW
Lawrence Welk Ln	0.00 --	Woodsong Dr	0.23 NE
Live Oak Ln	0.10 NE		
Lynn Ln	0.13 SW		

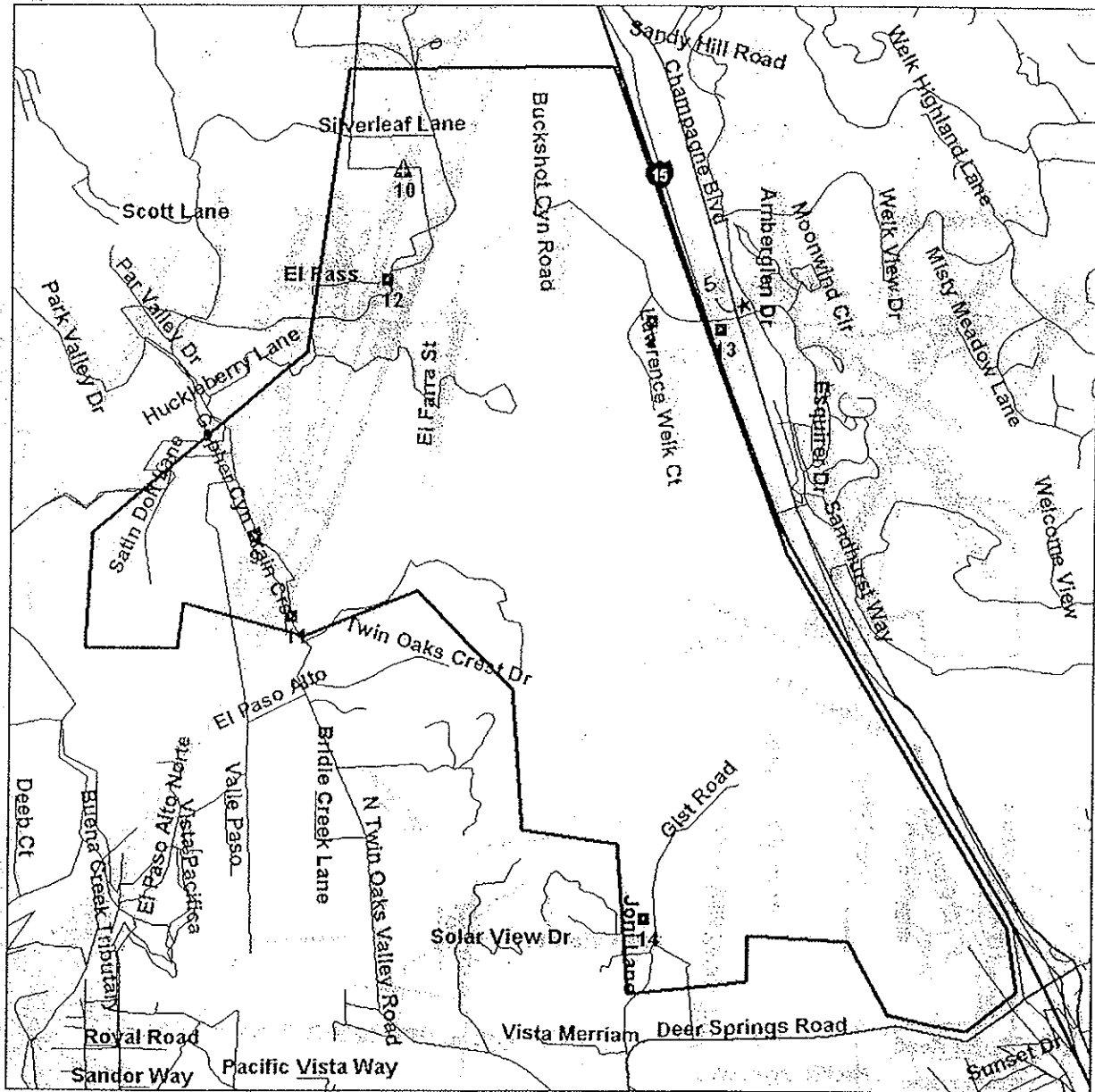


Environmental FirstSearch

.12 Mile Radius from Area
ASTM: Multiple Databases



CAMINO MAYOR , SAN MARCOS CA 92069


















Source: 1999 U.S. Census TIGER Files

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Floodplains: 100 Year, 500 Year
Wetlands



- | | | | |
|--|---|---|---|
| Area Polygon |  |  |  |
| Identified Site, Multiple Sites, Receptor |  |  |  |
| NPL, Solid Waste Landfill (SWL) or Hazardous Waste |  |  |  |
| National Historic Sites and Landmark Sites |  |  |  |
| Railroads |  |  |  |

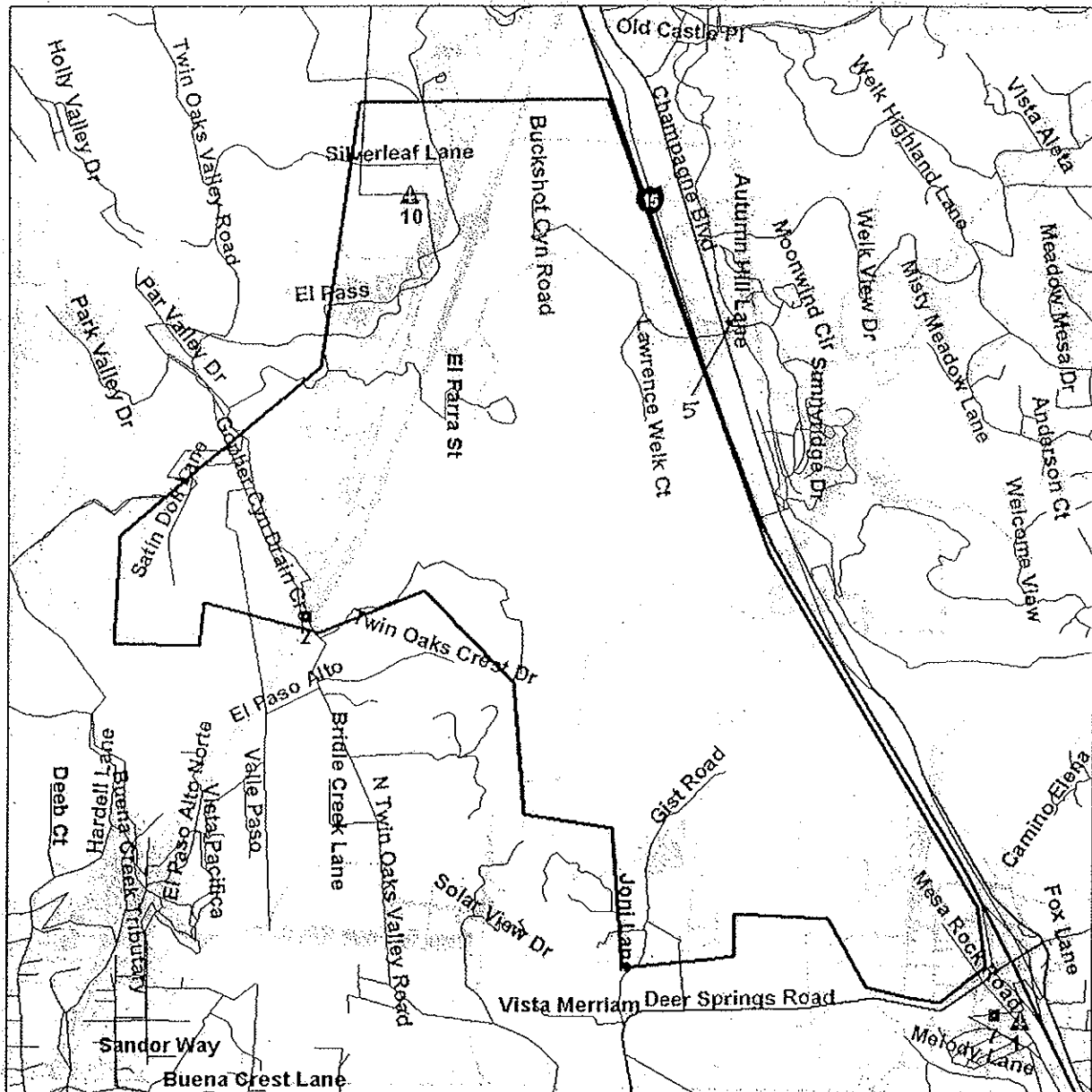


Environmental FirstSearch

.25 Mile Radius from Area
ASTM Map: RCRAGEN, ERNS, UST



CAMINO MAYOR , SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

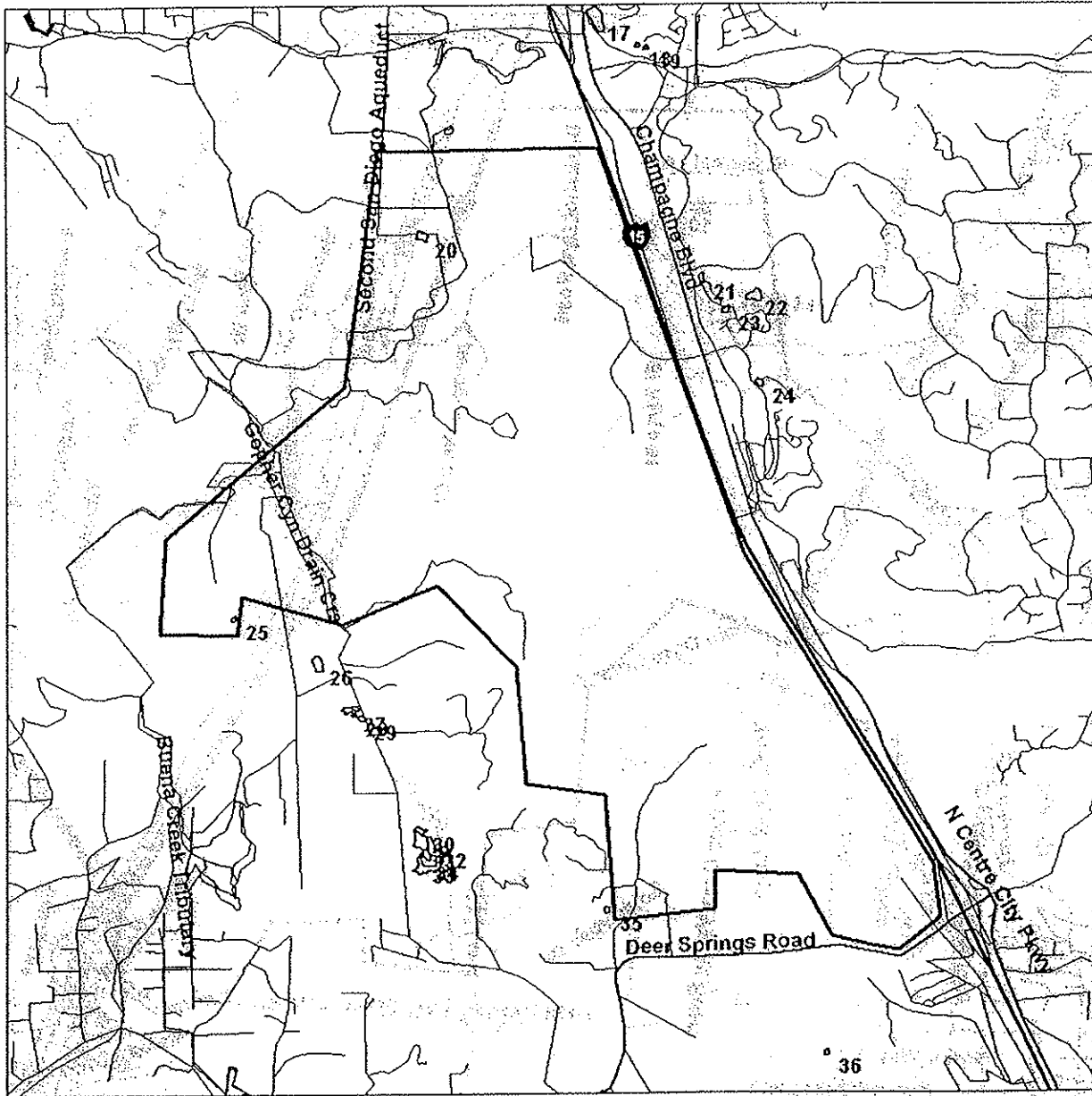


Environmental FirstSearch

.5 Mile Radius from Area
Wetlands Sites



CAMINO MAYOR, SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

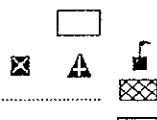
Area Polygon

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Wetlands



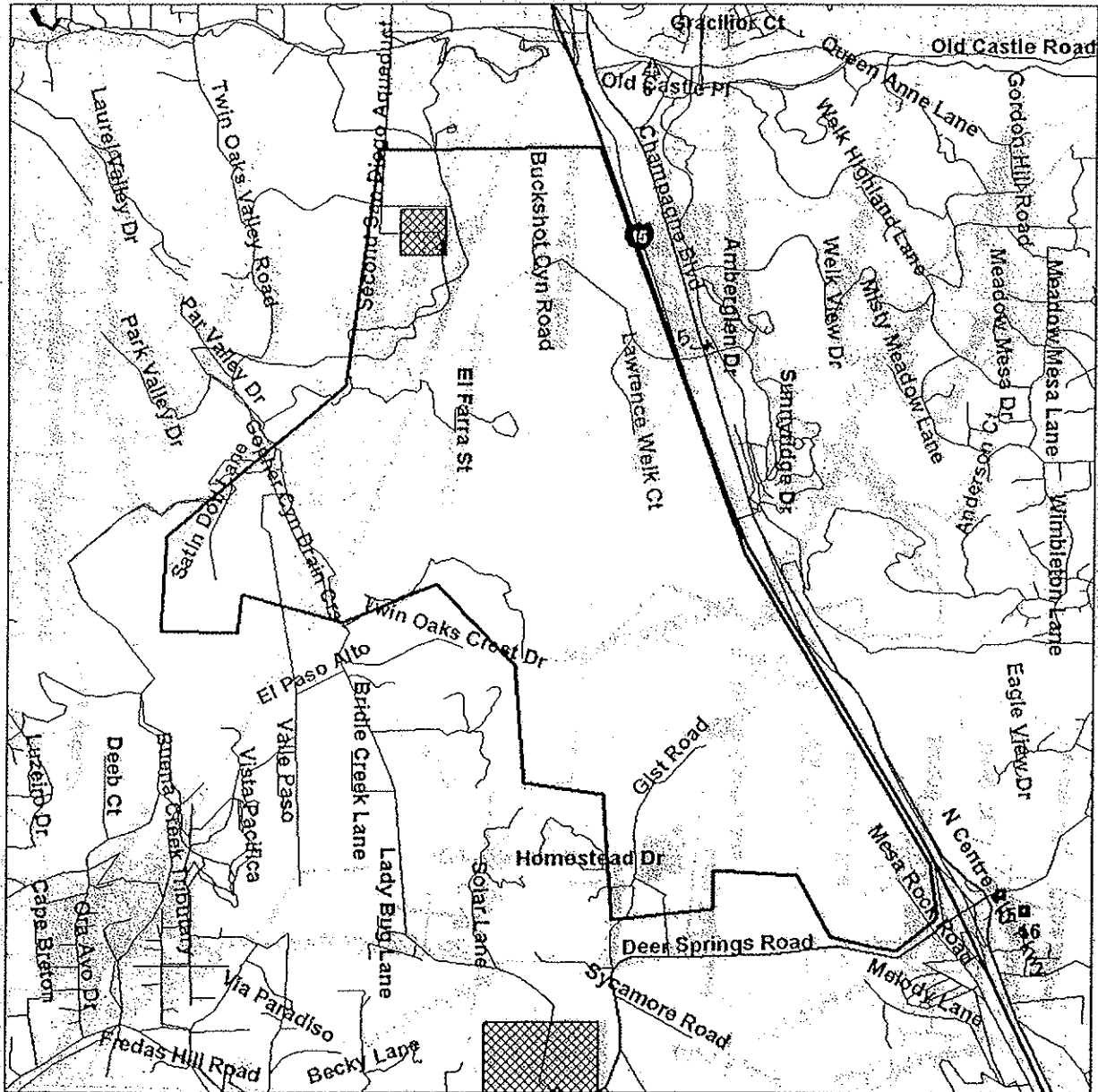


Environmental FirstSearch

.5 Mile Radius from Area
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



CAMINO MAYOR , SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



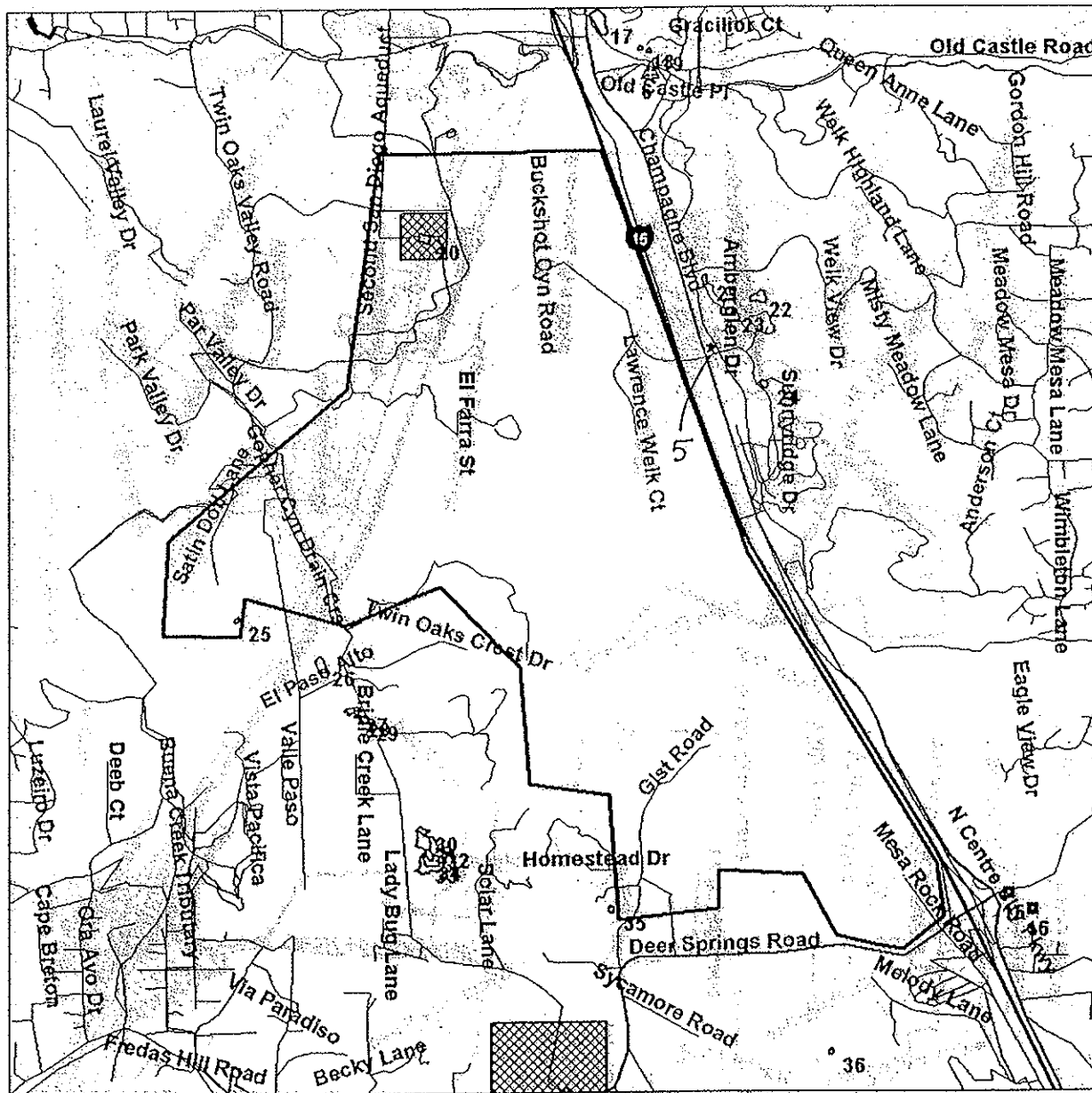
Environmental FirstSearch

.5 Mile Radius from Area

ASTM: Multiple Databases



CAMINO MAYOR, SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

Area Polygon

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

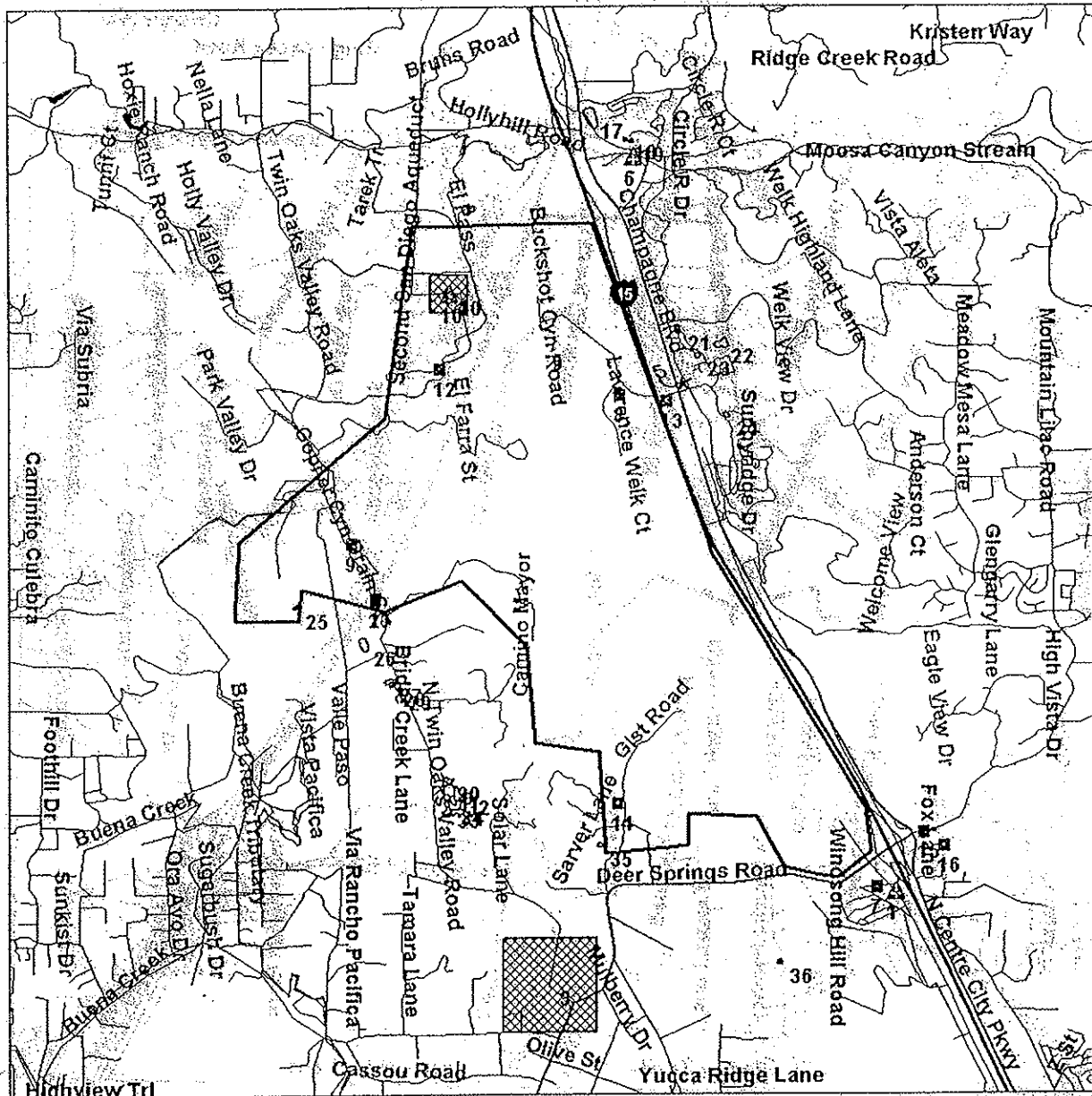
Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius


Floodplains: 100 Year, 500 Year



Wetlands





ASTM: All Databases



Area Polygon 

Identified Site, Multiple Sites, Receptor  

NPL, Solid Waste Landfill (SWL) or Hazardous Waste 

Railroads 

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

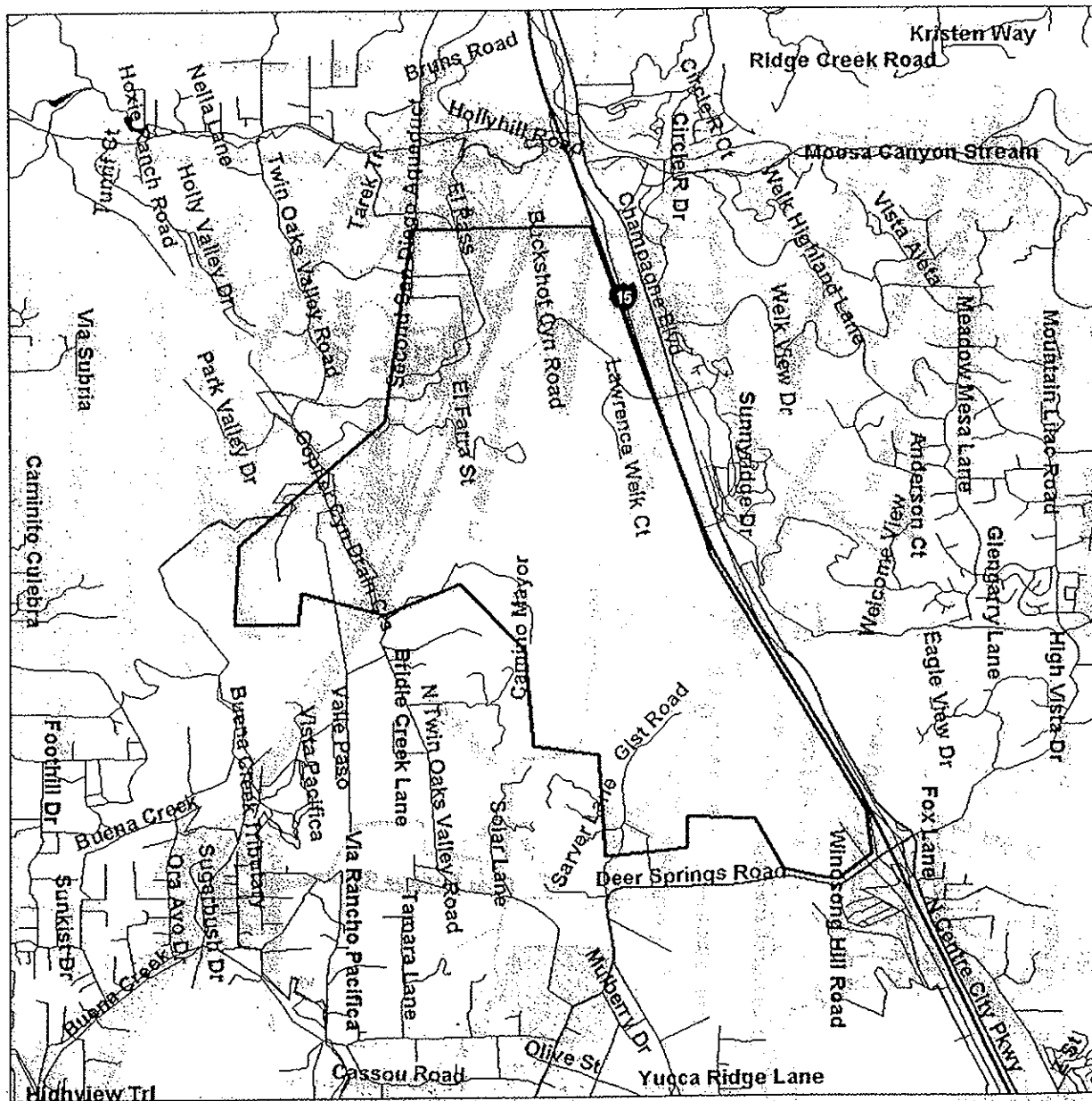


Environmental FirstSearch

1 Mile Radius from Area
ASTM: NPL, RCRACOR, STATE



CAMINO MAYOR, SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

Area Polygon

Identified Site, Multiple Sites, Receptor

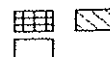
NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Floodplains: 100 Year, 500 Year

Wetlands



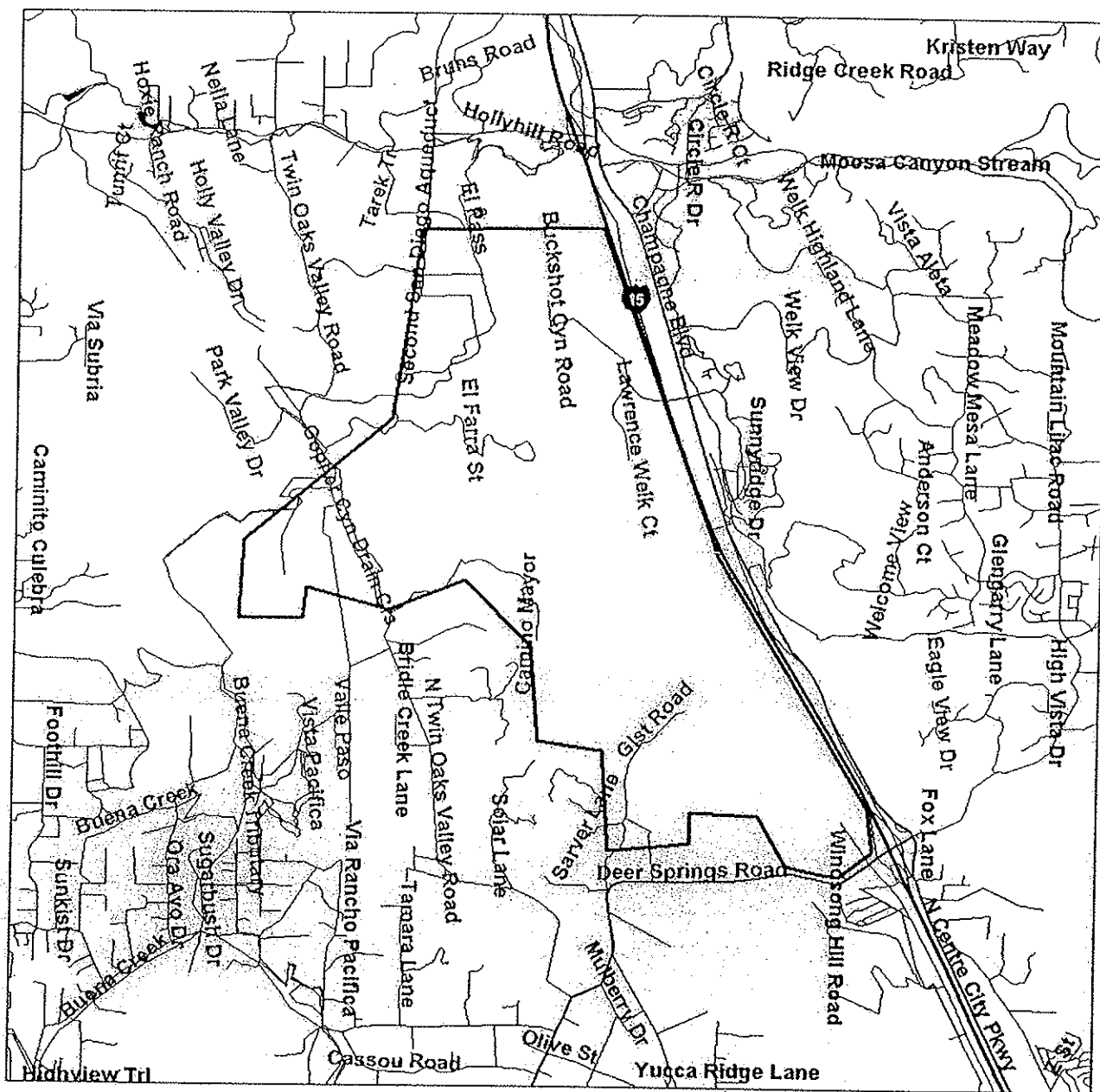


Environmental FirstSearch

1 Mile Radius from Area
ASTM Map: NPL, RCRACOR, STATE Sites



CAMINO MAYOR , SAN MARCOS CA 92069



Source: 1999 U.S. Census TIGER Files

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads

Black Rings Represent 1/4 Mile Radii: Red Ring Represents 500 ft. Radius

APPENDIX D

RECORDS OF COMMUNICATION



Leighton Consulting, Inc.

A LEIGHTON GROUP COMPANY

Phase I ESA Owner/Site Contact Interview Form

Interviewee Name: José Simenez Title: OWNER
Address: 10481 Tatas Pl Phone: 760 738 6061
Relationship to Property: Owner
Name and Address of Owner of the Property: Same
Date of Ownership: 2-28-00 Site Name: APN# 174-190-44
Property Address: _____
Previous Street Names/Numbers: _____
General Business Type/Present Property Use: Vacant land
Assessor Parcel Number: 174/90 44 Acreage: 3/7 Total # of buildings: _____
Grand Total Square Footage: _____ Date Built: _____
Past Property Uses (include dates): _____
Source of Potable Water Supply (municipal/groundwater wells): _____
Sewage Disposal (municipal/septic) (provide name of utility): _____
Means of Heating/Cooling (gas, electric, heating oil, etc.): _____
Fuel Source for Heating/Air Conditioning (provide name of utility): _____
Waste/Trash removal (provide name of company): _____
Neighboring Property Types (commercial/industrial/residential): _____
Current Uses of Adjoining Properties: North: _____
South: _____
East: _____
West: _____

ARE THERE NOW, OR HAVE THERE BEEN IN THE PAST, ANY OF THESE ITEMS ONSITE OR ON ADJACENT PROPERTIES:

ITEM	YES	NO	UNK.	ADJACENT PROPERTY
Hazardous Materials			✓	✓
Hazardous Waste			✓	✓
MSDS Sheets				✓
Underground Storage Tanks			✓	✓
Aboveground Storage Tanks			✓	✓
Vent Pipes, fill pipes, or access ways indicating a fill pipe to an underground storage area			✓	
Odors			✓	✓
Drums			✓	✓
Electrical or hydraulic equipment known to contain PCBs			✓	✓
Stained soil or surfaces			✓	✓
Drains			✓	✓
Sumps			✓	✓
Clarifier			✓	✓
Pits, ponds, or lagoons			✓	✓
Stressed vegetation			✓	✓
Areas for dumping solid waste (landfill)			✓	✓
Wastewater			✓	✓
Wells (oil or gas)			✓	water well
Septic Systems			✓	✓
Fill Material (if fill material is on site, please state source of fill)			✓	✓

ADDITIONAL QUESTIONS:	YES	NO	UNK	REMARKS
Has the Site been used as any of the following: gas station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? If so, state which type of facility.			✓	
Are you aware of any regulatory compliance audit reports, geotechnical reports, Phase I Environmental Site Assessments, or Phase II Environmental Site Assessments, or soil sampling reports prepared for the Site?		✓		
Do you know of any notices or correspondence from any government agency relating to past or current violations of environmental laws with respect to the Site or relating to environmental liens encumbering the Site?		✓		
Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Site?		✓		
Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?		✓		
Do you know of any environmental concerns associated with the Site? If so please state in remarks column.		✓		
Do you know of any environmental concerns associated with any adjacent or nearby properties? If so please state in remarks column.		✓		


Current Property Owner's Time Period of Ownership: 3-28-00

Property Utilization During Ownership (if farmed, state if irrigated or dry farmed): Vacant Land

Name and Address of Past Owners: _____

Additional Comments: _____

Preparer presents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.


Signature

10-30-03
Date

PHASE I ENVIRONMENTAL SITE
ASSESSMENT REPORT,
630 DEER SPRINGS ROAD, SAN
MARCOS, SAN DIEGO COUNTY,
CALIFORNIA

Prepared for:

Stonegate Development Co., LLC

27071 Cabot Road, Suite 106
Laguna Hills, California 92653

Project No. 040084-007

August 17, 2005



Leighton and Associates, Inc.

A LEIGHTON GROUP COMPANY

EXECUTIVE SUMMARY

Leighton and Associates, Inc. (Leighton) performed a Phase I Environmental Site Assessment (ESA) of the property located at 630 Deer Springs Road, San Marcos, San Diego County, California (Figure 1 – Site Location Map). The purpose of this ESA was to identify, to the extent feasible pursuant to the processes prescribed in ASTM E1527-00, recognized environmental conditions in connection with the subject property (Site). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. The scope of work for this Phase I ESA included: records review; site reconnaissance; interviews; and report preparation.

On August 3, 2005 Leighton personnel conducted a reconnaissance-level visit of the Site to observe and document existing site conditions and the nature of the neighboring property development within ¼ mile of the Site. The Site is currently approximately 7.5 acres of residential with horse corrals land surrounded by a commercial, residential and agricultural property. The San Diego Aqueduct traverses the northern border of the Site.

No historical records were available for the property prior to 1901. From approximately 1901 to prior to 1974, land usage is summarized as being undeveloped property. From prior to 1968 to prior to 2002 the Site was occupied by an orchard.

An environmental database report prepared by EDR was reviewed for local, state, and federal listings for properties within the site vicinity. Regulatory database lists were reviewed for cases pertaining to leaking underground storage tanks (USTs) and aboveground storage tanks (ASTs), hazardous waste sites, and abandoned sites within the specified radii of standards established by the ASTM. The Site was not identified on the EDR report. The EDR report identified one Leaking Underground Storage Tank (LUST) within 0.5 miles of the Site: T.E.R.I Incorporated Center for Life Planning at 449 Deer Springs Road has a impact to soil only case with the San Diego Department of Environmental Health (SD-DEH). The EDR report identified one Solid Waste Landfill Facilities (SWL) within 0.5 miles of the Site: Earthworm Recycle located at 462 Deer Springs Road. No other information was reported regarding the location.

Leighton performed a Phase I ESA for the Site in conformance with the scope and limitations of ASTM Practice E1527-00. This assessment has revealed no evidence of potential recognized environmental conditions in connection with the property except for the previous orchard at the Site from prior to 1968 to prior to 2002. Pesticides are generally known to have been used at orchards during a portion of this time period.

Based upon the findings of this Phase I, Leighton recommends:

- Should plans for the Site include excavation, prior to excavation and grading, a soil management plan should be prepared that would establish procedures for the notification, monitoring, assessment sampling and testing of impacted soil and/or groundwater, and



the storage and proper disposal of contaminated materials that may be encountered during the excavation and grading phase of site redevelopment.

- Collect surface and near surface soil samples and test for organochlorine pesticides (OCPs) to determine absence/presence of OCPs in the soil.
- Prior to demolition or renovation of the site building(s), a comprehensive asbestos survey and lead-based paint survey should be performed. If asbestos or lead-based paint is found in the building materials that will be disturbed by the demolition/renovation activities, the material should be abated by a qualified contractor under current local, state and federal regulations.
- In general, observations should be made during any future site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, staining soil or odorous soils associated with the underground facilities. Should such materials be encountered, further investigation and analysis may be necessary at that time.



1.0 INTRODUCTION

1.1 Authorization

Leighton and Associates, Inc. (Leighton), performed a Phase I Environmental Site Assessment (ESA) of the property located at 630 Deer Springs Road, San Marcos, San Diego County, California (collectively referred to as the "Site" – Figure 1) in accordance with the Stonegate Development LLC (Stonegate) authorization.

1.2 Purpose

The purpose of the Phase I ESA is to identify, to the extent feasible pursuant to the processes prescribed in ASTM E1527-00, recognized environmental conditions in connection with the property.

1.3 Scope of Work

The scope of work was performed in accordance with Leighton's proposal and included the following tasks:

- A reconnaissance-level visit of the Site for evidence of the release(s) of hazardous materials and petroleum products and to assess the potential for onsite releases of hazardous materials and petroleum products;
- Records review;
- Interviews; and
- Preparation of a report presenting our findings.

1.4 Significant Assumptions

Leighton assumes that the purpose of this ESA is to provide appropriate inquiry into the previous ownership and use of the Site so that Stonegate may qualify for the "innocent landowner defense" under CERCLA (42 USC subparagraphs 9601(35) and 9607(b)(3)). Leighton also assumes that the information provided by Stonegate, the regulatory database provider, and regulatory agencies is true and reliable.

1.5 Limitations and Exceptions

Site-specific activities performed by Leighton and information collected regarding these activities are summarized in the following sections. The findings of this ESA are presented in Section 7.0. Opinions, and conclusions drawn by Leighton, based on the information collected as part of the ESA, are presented in Sections 8.0 and 9.0, respectively.



Due to lack of available historical resources, historical records have not been reviewed prior to 1901. References are included in Appendix A.

This Phase I ESA was conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

The observations and conclusions presented in this report are professional opinions based on the scope of activities, work schedule, and information obtained through the ESA described herein. Opinions presented herein apply to site conditions existing at the time of our study and cannot necessarily be taken to apply to site conditions or changes that we are not aware of or have not had the opportunity to evaluate. It must be recognized that conclusions drawn from these data are limited to the amount, type, distribution, and integrity of the information collected at the time of the investigation, the methods utilized to collect and evaluate the data, and that a full and complete determination of environmental risks cannot be made. Although Leighton has taken steps to obtain true copies of available information, we make no representation or warranty with respect to the accuracy or completeness of this information.

1.6 Special Terms and Conditions

The scope of work for this Phase I ESA did not include testing of electrical equipment for the presence of polychlorinated biphenyls (PCBs) or collection of other environmental samples such as air, water, building materials, or paint; assessment of natural hazards such as naturally occurring asbestos, radon gas or methane gas; assessment of the potential presence of radionuclides; or assessment of nonchemical hazards such as the potential for damage from earthquakes or floods, or the presence of endangered species or wildlife habitats. This ESA also did not include an extensive assessment of the environmental compliance status of the Site, or a health-based risk assessment.

1.7 User Reliance

This report is for the exclusive use of Stonegate. Use of this report by any other party shall be at such party's sole risk.



2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The Site is located at 630 Deer Springs Road, San Marcos, San Diego County, California (Figure 1). The County of San Diego Assessor's office designates the Site as Assessor's Parcel Number's (APN) 182-040-49-00, and 182-040-56-00. The legal description is Section 25-11-3W.

2.2 Site and Vicinity General Characteristics

The immediate and surrounding Site vicinity consists of residential, commercial and uninhabited areas.

2.3 Current Use of the Site

The Site is currently 7.5 acres consisting of one single family residence and structures to board horses including storage shed, stables and corrals (Figure 2).

2.4 Descriptions of Structures, Roads and Other Improvements on the Site

A driveway provides access to the Site and to the three neighboring residential properties and makes up the western border of the Site. There is one single-family residence on the property, surrounding the residence on the north, south and west sides are horse corrals and associated structures (Photos 1 through 14).

2.5 Current Uses of Adjoining Properties

Adjoining properties are a mix of residential and commercial use. The north and east boundaries of the Site are residential/agricultural properties (Photos 4 and 8). The south border of the Site is Deer Springs Road, on the south side of Deer Springs Road is the Golden Door health spa facility. A cucumber nursery (Photo 13) occupies the western border of the property. Photos are provided in Appendix B.



3.0 USER PROVIDED INFORMATION

The user of this Phase I is identified as the client, Stonegate.

3.1 Title Records

A preliminary title report was not provided by Stonegate.

3.2 Environmental Liens or Activity and Use Limitations

Evidence of environment liens or activity or land use limitations was not disclosed to Leighton.

3.3 Specialized Knowledge

Specialized knowledge about this Site was not disclosed to Leighton.

3.4 Valuation Reduction for Environmental Issues

Evidence of valuation reduction for environmental issues was not disclosed to Leighton.

3.5 Owner, Property Manager, and Occupant Information

On August 3, 2005 Leighton faxed Ms. Cathleen Smith, owner, a Standard Phase I ESA Owner/Site Contact Interview Form. On August 3, 2005, Leighton received a response via facsimile. Ms. Smith has owned the property since May 1999. According to Ms. Smith the land was previously used as a lemon/orange grove. A copy of the response is provided in Appendix D.

3.6 Reason for Performing Updated Phase I

Leighton assumes that the purpose of this Phase I ESA is to identify environmental conditions of concern.

3.7 Other

Additional information was not provided by Stonegate.



4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

A search of selected government databases was conducted by Leighton using the Environmental Data Resources (EDR) environmental database report system. Details of the database search along with descriptions of each database researched are provided in the EDR report (Appendix C).

4.1.1 Site

The Site was not identified on the EDR report.

4.1.2 Offsite

Federal NPL List: The Environmental Protection Agency's (EPA) National Priorities List (NPL) of uncontrolled or abandoned hazardous waste sites was reviewed for sites within a mile radius of the Site. To appear on the NPL, sites must have met or surpassed a predetermined hazard ranking system score, been chosen as a State's top priority site, pose a significant health or environmental threat, or be a site where the EPA has determined that remedial action is more cost effective than removal action. The database search did not identify any NPL sites within a mile of the Site.

Federal CERCLIS List: The EPA's Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) listings were reviewed to determine if sites within 0.5 miles of the Site are listed for investigation. The CERCLIS database identifies hazardous waste sites that require investigation and possible remedial action to mitigate potential negative impacts on human health or the environment. The database search did not identify any State equivalent CERCLIS facilities within 0.50 miles of the Site.

Federal RCRA List: The current Resource Conservation Recovery Act (RCRA) Notifiers List was reviewed to determine if RCRA treatment, storage, or disposal sites (TSDs) are located within 0.50 miles of the Site. The database search did not identify any RCRA TSD facilities within 0.5 miles of the Site.

The RCRA Corrective Action Sites List is maintained for sites, which are undergoing "a corrective action." A corrective action order is issued when there has been a release of hazardous waste constituents into the environment from a RCRA facility. The database search did not identify any RCRA Corrective Action facilities within 0.125 miles of the Site.



The RCRA regulated hazardous waste generator notifiers list was reviewed to determine if RCRA generator facilities are located on or adjoining the Site. The database search did not identify hazardous waste generators within 0.25 miles of the Site.

Department of Toxic Substances Control (CALSITES) Sites: The Department of Toxic Substances Control (DTSC) CALSITES database contains potential or confirmed hazardous substance release properties. The database search did not identify any CALSITES facility within a mile radius of the Site:

Solid Waste Landfill Facilities: This database, provided by the Department of Consumer and Regulatory Affairs, consists of both open, as well as closed and inactive solid waste disposal facilities and transfer stations (SWL). The database search identified one SWL sites within 0.5 miles of the Site: Earthworm Recycling located at 462 Deer Springs Road. No other information was reported regarding the location. A copy of the EDR Report is provided in Appendix C.

Underground Storage Tank (UST) Sites: The California State Water Resources Control Board (SWRCB) Underground Storage Tank inventory list was reviewed to determine if any USTs are located adjacent to the Site. The database search did not identify UST facilities within 0.25 miles of the Site:

Leaking Underground Storage Tank (LUST) Sites: The EPA maintains lists of information pertaining to reported leaking underground storage tanks (LUSTs) in the state. One LUST facility was identified within 0.5 miles of the Site in the database search. T.E.R.I. Incorporated, Center for Life Planning, located at 449 Deer Springs Road has an open soil only case with the SD-DEH. Since groundwater has not been impacted at this site, and the distance from the subject Site, potential negative impact to the Site is unlikely under current conditions.

Historical Underground Storage Tank (HIST UST) Sites: The California State Water Resources Control Board (SWRCB) maintains a list of historical USTs in the state. HIST UST facilities were not identified within 0.25 miles of the Site.

4.2 Additional Environmental Record Sources

The City of San Marcos Fire Department (SMFD) records regarding fuel storage tanks, spills, and/or hazardous materials responses are on file with the County of San Diego. On August 3, 2005, a file review request was forwarded to San Diego County Department of Environmental Health (SD-DEH) via facsimile. On August 5, 2005, Leighton was notified via facsimile that no records were found for the Site. A copy of the request and response is included in Appendix D.



On August 3, 2005 a file review request was sent to the San Diego County Air Pollution Control District (SD-APCD) via facsimile. On August 4, 2005 a response was received that there are no records on file for the address. A copy of the request and response is included in Appendix D.

On August 3, 2005 a file review request was sent to the California Regional Water Quality Control Board (CRWQCB) San Diego Region. On August 9, 2005, a call was received from Ms. Sylvia Wilmers of the CRWQCB, she stated that no records exist for the subject Site. A copy of the request is provided in Appendix D.

In 1990, the State of California (1990) conducted a radon survey in the state. The results of the survey indicate that for the 182 samples obtained from residential homes in Region 9, which includes San Diego County, the arithmetic mean radon levels were 0.6 picoCuries per liter of air (pCi/l).] This average total is below the U. S. EPA radon action level of 4 pCi/l of air. Therefore, the potential for elevated radon levels at the Site appears to be low.

4.3 Physical Setting Source(s)

Leighton reviewed pertinent maps and readily available literature for information on the physiography and hydrogeology of the Site. A summary of this information is presented in the following subsections.

4.3.1 Topography

The Site is located in Township 11 South, Range 3 West within the City of San Marcos, San Diego County, California. Topographic map coverage of the site vicinity is provided by the United States Geological Survey (USGS) "San Marcos, California" Quadrangle (Photorevised 1996). Two structures are depicted on the map. The elevation of the property is approximately 852 feet above mean sea level.

4.3.2 Surface Water

Surface water from the Site is within the Batiquitos Lagoon of the San Marcos Creek Watershed (Hydrologic Unit Basin Number 4.53). The surface waters within this area are classified as being excepted from beneficial and municipal uses. Existing beneficial use includes agricultural supply (AGR), contact water recreation (REC-1), non-contact recreation (REC 2), warm fresh water habitat (WARM), and wildlife habitat (WILD) (CRWQCB, 1994). The Pacific Ocean is located approximately 10 miles west of the Site.



4.3.3 Geology and Soils

Geologic map coverage of the site vicinity is provided by the California Division of Mines and Geology of the "San Marcos, California " Quadrangle (Kennedy, 1996). The project area is located within the Mid-Cretaceous Woodson Mountain Granodiorite that is composed of medium-to coarse-grained granodiorite. (Kennedy, 1996).

4.3.4 Hydrogeology

The Site is located in the Carlsbad Hydrologic Unit, and the San Marcos Hydrologic Area, and the Twin Oaks Hydrologic Subarea 4.53. Groundwater has existing municipal and domestic supply uses, agricultural supply use, and industrial service supply use, (California RWQCB, 1994). No groundwater data was available for review.

4.3.5 Wetlands and Floodplain

Site inspection revealed no surface water or wetlands on the Site.

4.3.6 Oil and Gas Fields

Leighton reviewed the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, Regional Wildcat Map, Number W1-7, dated August 9, 2003. Evidence of onsite oil wells or oilfield-related facilities was not observed on the Site.

4.4 Historical Use Information on the Property

Leighton reviewed selected historical information on the subject property. These references were reviewed for evidence of activities, which would suggest the potential presence of hazardous substances at the Site and to evaluate the potential for the Site to be impacted by offsite sources of contamination. The following paragraphs are a chronological summary of the review. References are provided in Appendix A.

4.4.1 Aerial Photographs

Historical aerial photographs were reviewed for information regarding past Site uses. Aerial photographs were reviewed for the following years: 1939, 1946, 1953, 1963, 1974, 1989, 1994 and 2002. References are provided in Appendix A. Copies of aerial photographs are provided in Appendix C.



The 1939 to 1963 photos show the surrounding properties to be mostly undeveloped. Limited access roads traverse the Site. No structures are visible onsite.

In the 1974 photo, a road and two structures are visible on Site. An orchard is also visible onsite and surrounds the onsite structures. The photo also shows adjacent properties with structures and agricultural operations.

The 1989 and 1994 photos are mostly the same and show the development of the structure on the adjacent property to the west which is currently a nursery. On Site structures have remained the same and the orchard remains visible.

In the 2002 photo, the orchard is gone, but the onsite structures remain. The Site appears to be in the condition observed during Site reconnaissance, which is consistent with the current owners who have owned the property since 1999.

4.4.2 Sanborn Maps

Historical Sanborn Fire Insurance Maps were not available for the Site. A copy of the Sanborn Map Report is provided in Appendix C.

4.4.3 Historical Topographic Maps

Historical topographic maps were reviewed for information regarding past Site uses. Maps were reviewed for the following years: 1901, 1947, 1949, 1968, 1968-1983, and 1996 7.5 minute San Marcos and Escondido Quadrangle Maps. No features were noted in the maps that may possibly negatively impact the site except for the presence of the orchard was noted on the 1968 and 1983 maps.

4.4.4 Historical City Directories

The Site was listed in the Historical City Directories according to the Haines Criss-Cross Directory as a residence in 1990, 1995, 2000, and 2005. The address was not listed in 1985, and the street was not listed in the 1980, 1975 and 1970 Directory. No records were available prior to 1970. A copy of the Historical City Directory response is provided in Appendix A.

4.4.5 Additional Resources

Additional resources were not reviewed.



4.4.6 Summary of Historical Land Use

Based on historical records, land usage is summarized as follows:

Time Period	Land Usage	Reference
Prior to 1901	Unknown	None available
1901 to prior to 1974	Undeveloped	Aerial Photographs, Topographic Maps
Prior to 1968 to prior to 2002	Orchard	Aerial Photographs, Topographic Maps, and Site Visit
Prior to 2002 to present	Residential with horses	Aerial Photographs, Site Visit



5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

On August 3, 2005, a representative of Leighton, conducted a reconnaissance-level assessment of the Site. The site reconnaissance consisted of the observation and documentation of existing site conditions and nature of the neighboring property development surrounding the Site. Photographs of the Site are presented in Appendix B and their view directions are noted on Figure 2. Items noted during the site reconnaissance are also noted on Figure 2.

5.2 General Site Setting

The immediate and surrounding Site vicinity consists of residential, commercial, and undeveloped areas. The Site currently consists of approximately 7.5 acres, and is a single family residence with horses. (Photos 1 through 14, Appendix B).

5.3 Exterior and Interior Observations

5.3.1 Hazardous Substances, Drums, and Other Chemical Containers

Storage of hazardous or regulated substance containers was not observed at the Site.

5.3.2 Storage Tanks

Evidence of underground storage tanks (USTs) (such as vent lines, fill or overfill ports) and aboveground storage tanks (ASTs) was not observed on the Site.

5.3.3 Polychlorinated Biphenyls (PCBs)

Visible evidence of PCBs was not observed onsite.

5.3.4 Waste Disposal

Trash is collected at the Site by EDCO Recycling.

5.3.5 Dumping

Farm waste is disposed of at the Site in a container collected by EDCO Recycling (Photo 7). No other evidence of waste dumping was observed onsite.



5.3.6 Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Cisterns, and Sumps

The residence uses a septic system off the southeast corner of the residence (Photo 14). Other evidence of pits, ponds, lagoons, wastewater, cisterns, and septic systems was not observed at the Site.

5.3.7 Pesticide Use

Pesticides were not observed onsite.

5.3.8 Staining and Discolored Soils

Evidence of staining and discolored soils was not observed onsite.

5.3.9 Stressed Vegetation

Stressed vegetation was not observed onsite.

5.3.10 Unusual Odors

No unusual odors were detected onsite.

5.3.11 Onsite Wells

Oil, gas production, or groundwater monitoring wells were not observed or reported at the Site.

5.3.12 Asbestos

An asbestos survey was not performed as part of this investigation.

5.3.13 Lead-Based Paint

A lead-based paint survey was not performed as part of this investigation.

5.3.14 Other Observations

No other environmental concerns were observed or reported during the site reconnaissance.



6.0 INTERVIEWS

Leighton conducted interviews with persons having knowledge of current or past Site usage. Interviews were conducted either orally or in the form of a written questionnaire. Written responses are included as Appendix D.

6.1 Interview With Owner

Leighton faxed Ms. Cathleen Smith, a Standard Phase I ESA Owner/Site Contact Interview Form. On August 3, 2005, Leighton received a response via facsimile (Appendix D). Ms. Smith states that she has owned the property since May 1999. The only possible environmental issue that was noted in her interview was the presence of an on Site septic system.

6.2 Interview With Site/Property Manager

Leighton did not interview the Site/Property Manager.

6.3 Interviews With Occupants

The occupants are the current owners of the property; Leighton spoke with the owners during the Site visit.

6.4 Interviews With Local Government Officials

Leighton did not interview employees with local government agencies to request information regarding historic and current uses of the Site with the exception of those noted in Section 4.2.

6.5 Interviews With Others

Leighton did not conduct any other interviews for this Phase I ESA.



7.0 FINDINGS

Leighton performed a Phase I ESA of the property located at 630 Deer Springs Road, San Marcos, San Diego County, California. The immediate and surrounding Site vicinity consists of commercial, residential and undeveloped property.

7.1 Onsite

Based on historical records, land usage is summarized as follows:

Time Period	Land Usage	Reference
Prior to 1901	Unknown	None available
1901 to prior to 1974	Undeveloped	Aerial Photographs, Topographic Maps
Prior to 1974 to prior to 2002	Orchard	Aerial Photographs, Topographic Maps, and Site Visit
Prior to 2002 to present	Residential with horses	Aerial Photographs, Site Visit

The Site currently consists of approximately 7.5 acres, and a single-family residence with horses (Figure 2).

7.2 Offsite

Adjoining properties are a mix of residential and commercial use. The north boundary of the Site is bordered by residential property with horses. A vent for the San Diego aqueduct is present on this property (Photo 4). The southern border of the Site is Deer Springs Road followed by commercial property. The east border of the property is residential use (Photo 8). The western boundary is bordered by a commercial property (Photo 13) Photos are provided in Appendix B.



8.0 OPINION

8.1 Onsite

No evidence or suspicion of release(s) or petroleum products or chemicals onto the land surface, nor signs or stressed vegetation, disposals, ground settlement or other similar conditions were observed during the site inspection except for the presence of a former orchard.

8.2 Offsite

No evidence or suspicion of release(s) or petroleum products or chemicals onto the land surface, nor signs or stressed vegetation, disposals, ground settlement or other similar conditions were observed during the site inspection.



9.0 CONCLUSIONS AND RECOMMENDATIONS

Leighton performed a Phase I ESA for the Site in conformance with the scope and limitations of ASTM Practice E1527-00. This assessment has revealed no evidence of potential recognized environmental conditions in connection with the property except for the previous orchard at the Site from prior to 1968 to prior to 2002. Pesticides are generally known to have been used at orchards during a portion of this time period.

Based upon the findings of this Phase I, Leighton recommends:

- Should plans for the Site include excavation, prior to excavation and grading, a soil management plan should be prepared that would establish procedures for the notification, monitoring, assessment sampling and testing of impacted soil and/or groundwater, and the storage and proper disposal of contaminated materials that may be encountered during the excavation and grading phase of site redevelopment.
- Collect surface and near surface soil samples and test for organochlorine pesticides (OCPs) to determine absence/presence of OCPs in the soil.
- Prior to demolition or renovation of the site building(s), a comprehensive asbestos survey and lead-based paint survey should be performed. If asbestos or lead-based paint is found in the building materials that will be disturbed by the demolition/renovation activities, the material should be abated by a qualified contractor under current local, state and federal regulations.
- In general, observations should be made during any future site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, staining soil or odorous soils associated with the underground facilities. Should such materials be encountered, further investigation and analysis may be necessary at that time.



10.0 DEVIATIONS

Leighton did not deviate from or alter the scope of work, as defined in Section 1.3 of this report, in any way.



11.0 ADDITIONAL SERVICES

Leighton did not perform any work outside the scope of work as defined in Section 1.3 of this report.



12.0 QUALIFICATIONS

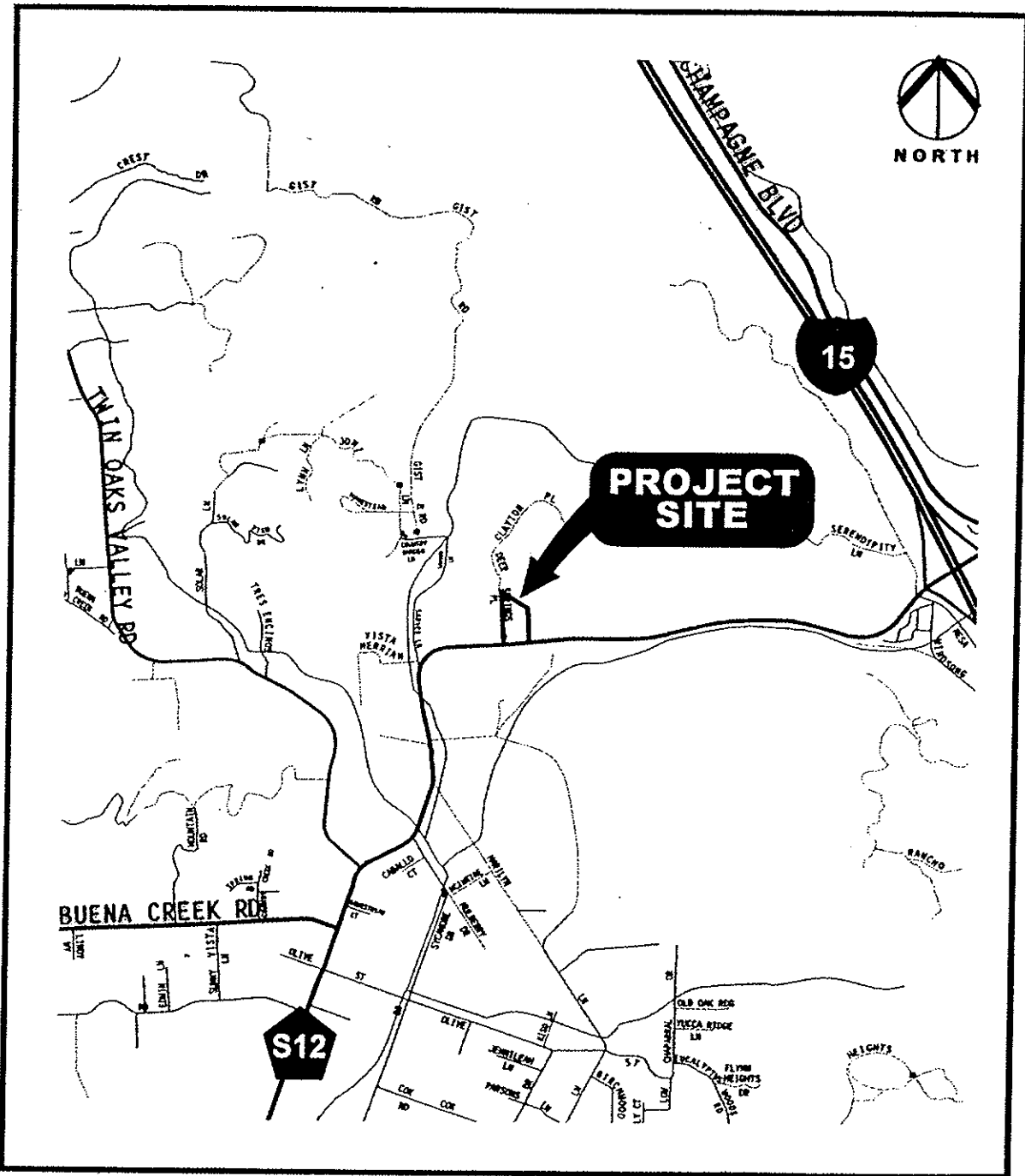
12.1 Corporate

Leighton Group, Inc. is the parent firm for two firms, Leighton Consulting, Inc. and Leighton and Associates, Inc. Leighton and Associates provides professional services in environmental engineering that involves the application of science and engineering to environmental compliance, contamination assessment and cleanup, and the management of hazardous, solid and industrial waste. Phase I Environmental Site Assessments are a part of this practice area and have been conducted by Leighton and Associates.

12.2 Individual

The qualifications of the Project Manager and the other Leighton environmental professionals involved in this Phase I ESA meet the Leighton corporate requirements for performing Phase I ESAs. In addition, Thomas E. Mills is a California Professional Geologist.





BASE MAP: 2003 Digital Edition Thomas Guide, San Diego County

0 2,400 4,800
Scale in Feet

630 Deer Springs Road
San Marcos, California

SITE LOCATION MAP

Project No.

040084-007

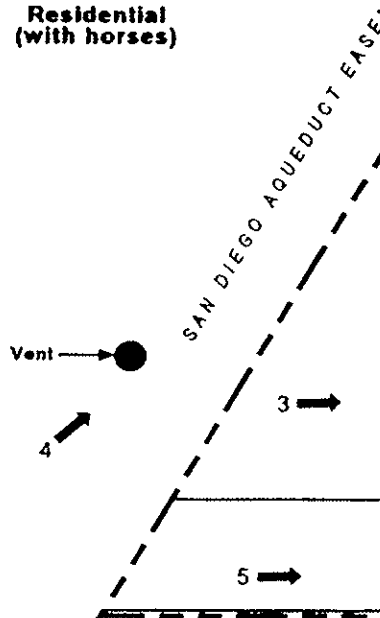
Date

August 2005

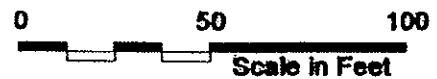


Figure No. 1

Residential
(with horses)



Residential



14  = Photo location with direction

Site reconnaissance performed
on August 3, 2005.

SITE PLAN

630 Deer Springs Road
San Marcos, California

Project No.	040084-007
Scale	1"=50'
Engr./Geol.	TEM/BP
Drafted By	KAM
Date	August 2005

Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY



Figure No. 2

APPENDIX A

REFERENCES

APPENDIX A

REFERENCES

ASTM, 2000, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-00, dated May 10, 2000.

California Regional Water Quality Control Board (RWQCB), 1994, Water Quality Control Plan for the San Diego Basin (9), September 8, 1994.

Environmental Data Resource Inc., 2005, Aerial Photograph Report –630 Deer Springs Road, Inquiry Number 1486195.5, dated August 8, 2005.

Date	Photo Identification Number	Source
1939	1486195.5	EDR, Inc.
1946	1486195.5	EDR, Inc.
1953	1486195.5	EDR, Inc.
1963	1486195.5	EDR, Inc.
1974	1486195.5	EDR, Inc.
1989	1486195.5	EDR, Inc.
1994	1486195.5	EDR, Inc.
2002	1486195.5	EDR, Inc.

Environmental Data Resources, Inc., 2005, City Directory Abstract, 630 Deer Springs Road, Inquiry Number: 1486195.7, San Marcos, CA 92069, dated August 9, 2005.

Environmental Data Resources, Inc., 2005, Sanborn Map Report – 630 Deer Springs Road, Inquiry Number 1486195.3, San Marcos, CA 92069, dated August 5, 2005.

Environmental Data Resources, Inc., 2005, Topographic Map Report –630 Deer Springs Road, Inquiry Number 1486195.4, San Marcos, CA 92069, dated August 5, 2005.

Environmental Data Resources, Inc., 2005, Radius Map Report – 630 Deer Springs Road, Inquiry Number 01486195.2s, dated August 5, 2005.

Regional Wildcat Map Showing Wells not on Division of Oil and Gas Field Maps, 2003, California Department of Conservation, Division of Oil, Gas and Geothermal Resources, Number W1-7, dated August 9, 2003.

United States Geological Survey Topographic Map, "San Marcos, California" Quadrangle (Photorevised 1975, 1967).

APPENDIX B

SITE RECONNAISSANCE PHOTOGRAPHS

PHOTO NO. 1:

View from northeast corner of the Site, showing storage shed.

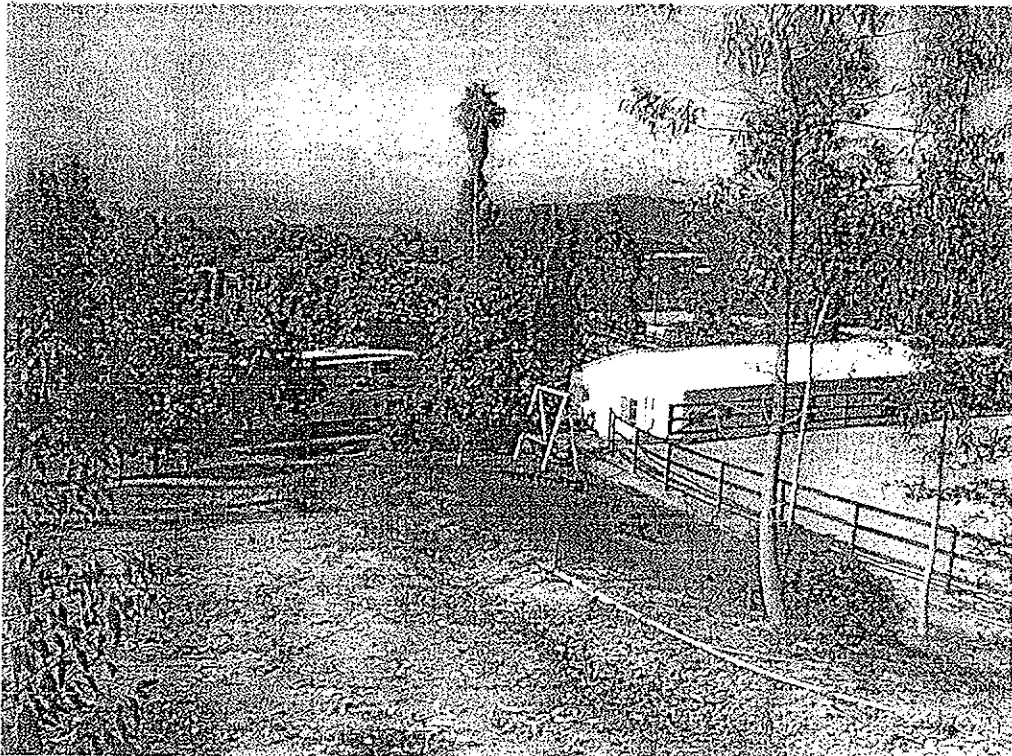


PHOTO NO. 2:

View of the northern boundary of the property, facing northwest.

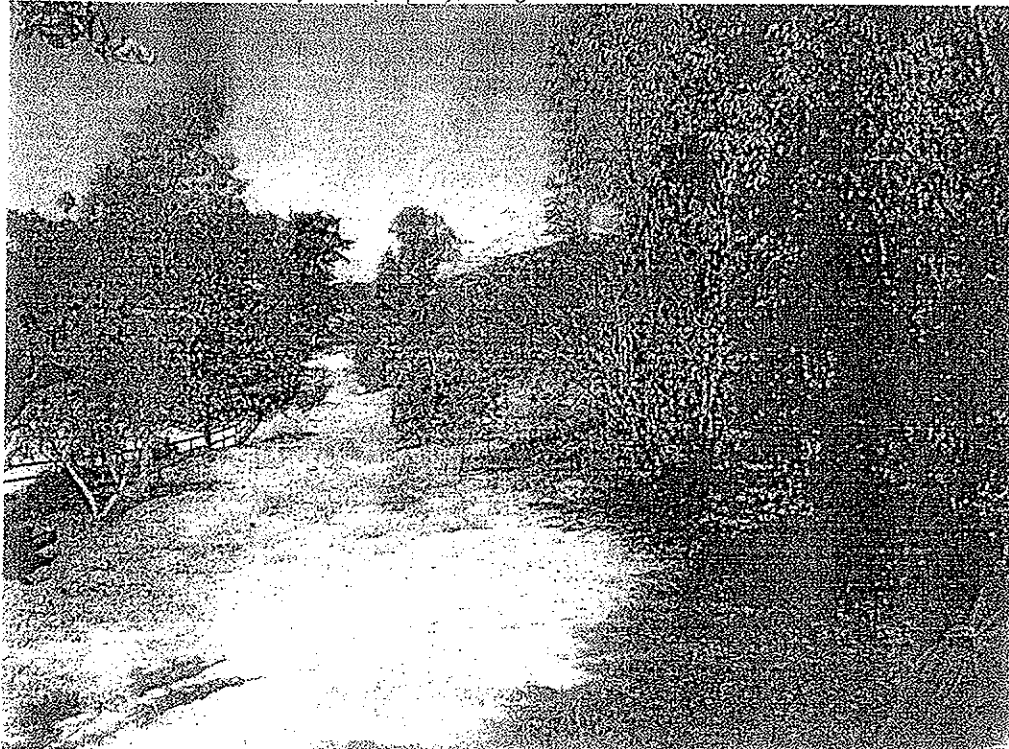


PHOTO NO. 3:

View of north horse corral, storage shed, and stable. Residence visible in distance, facing south.



PHOTO NO. 4:

View of north adjacent property, San Diego Aqueduct vent in middle of the horse corral.



040084-007



PHOTO NO. 5:

View of western boundary of the Site and driveway access from Deer Springs Road, facing south.



PHOTO NO. 6:

View from southwest corner of the Site showing south horse corral, facing north.



PHOTO NO. 7:

View of waste disposal bin picked up by EDCO recycling, facing west.

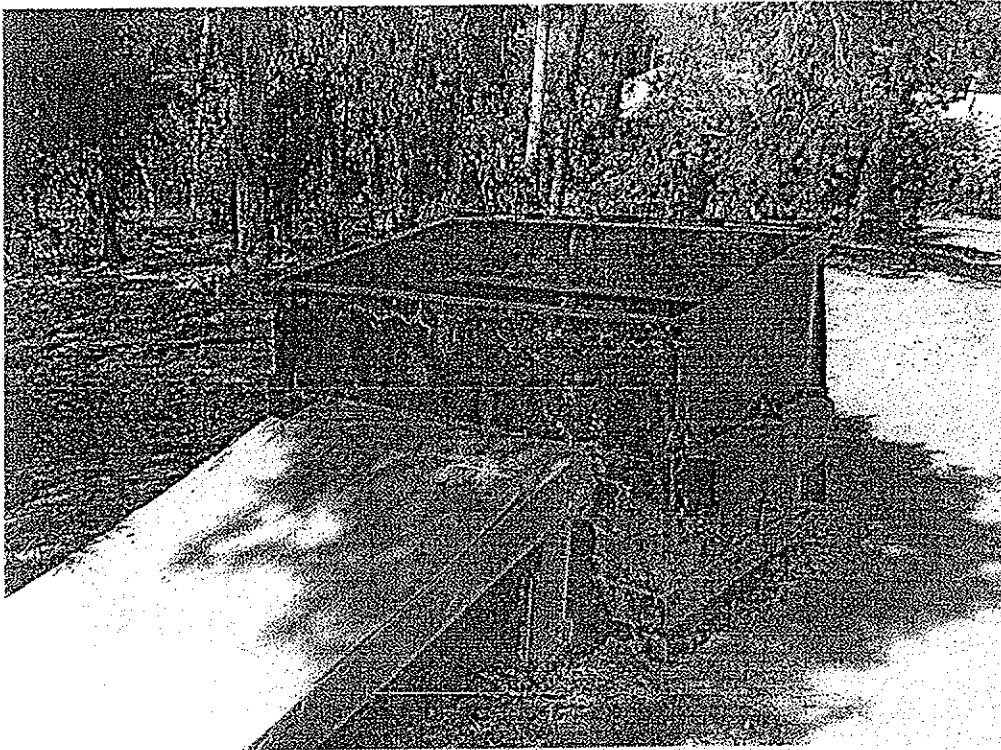


PHOTO NO. 8:

View of eastern boundary of the Site, facing north.



040084-007

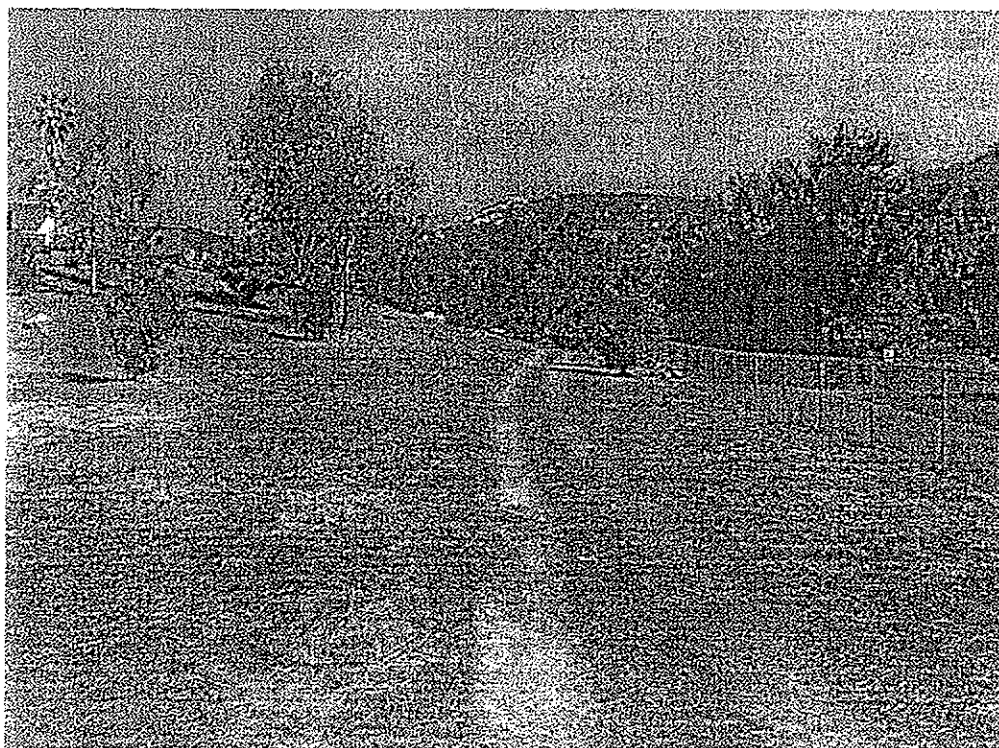


PHOTO NO. 9:

View inside storage shed, facing west.

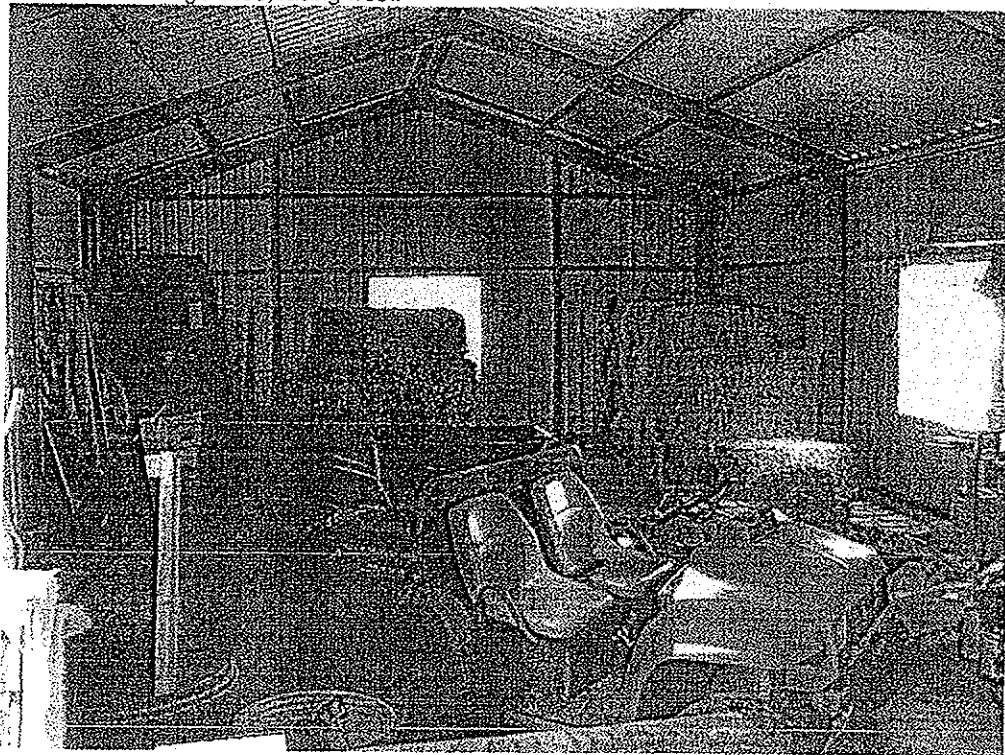


PHOTO NO. 10:

View of horse corral north and west of the residence, facing south.





PHOTO NO. 11:

View of north side of residence, facing east.

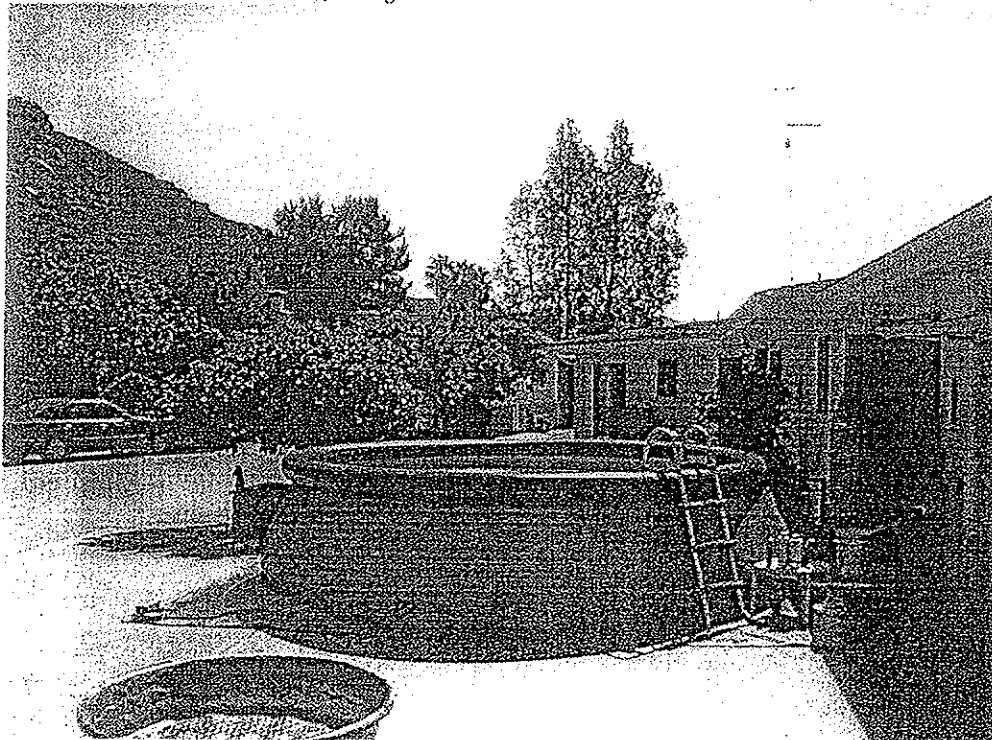


PHOTO NO. 12:

View of rear of residence, facing east



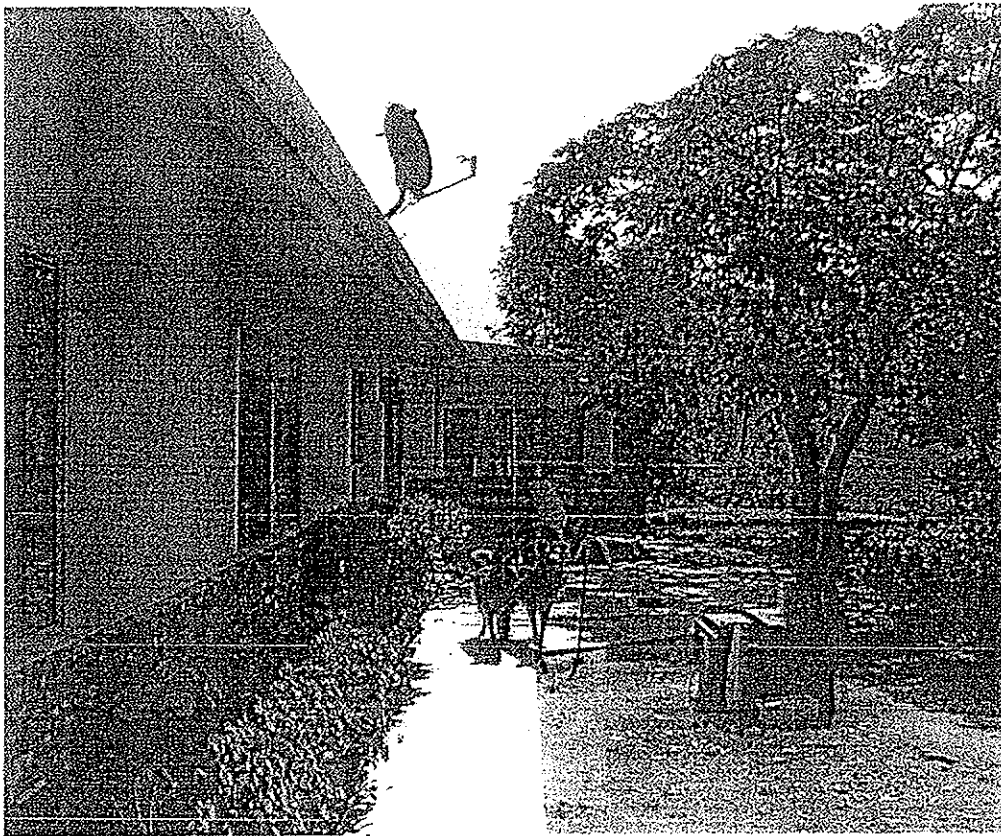


PHOTO NO. 13:

View of western boundary of the Site, showing cucumber nursery on western boundary of property, facing west.

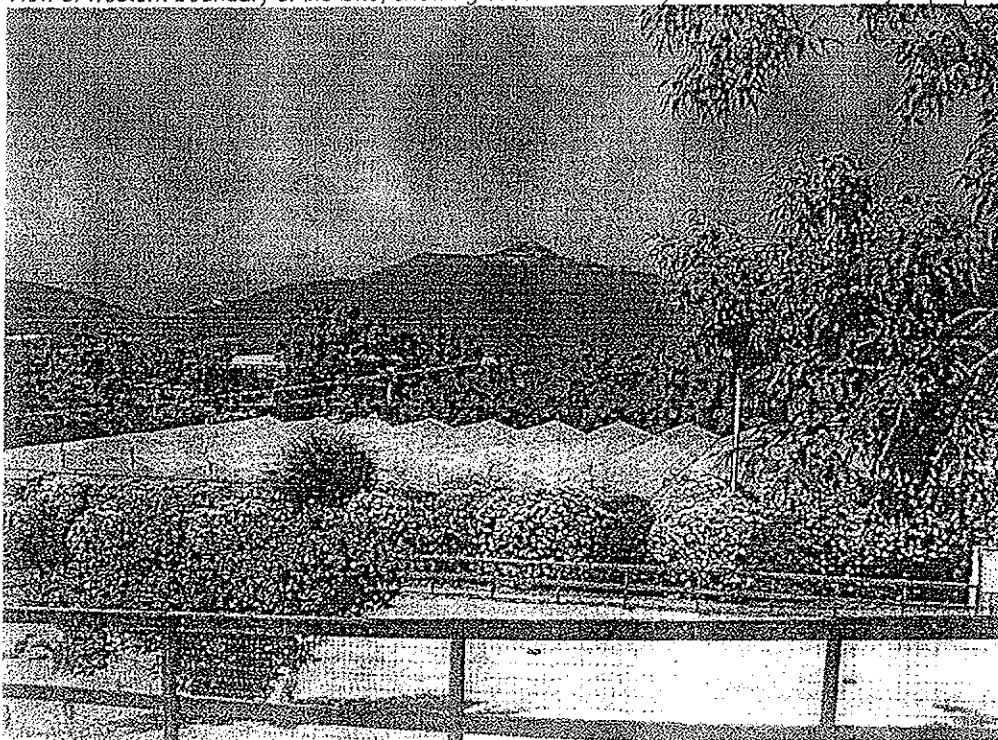
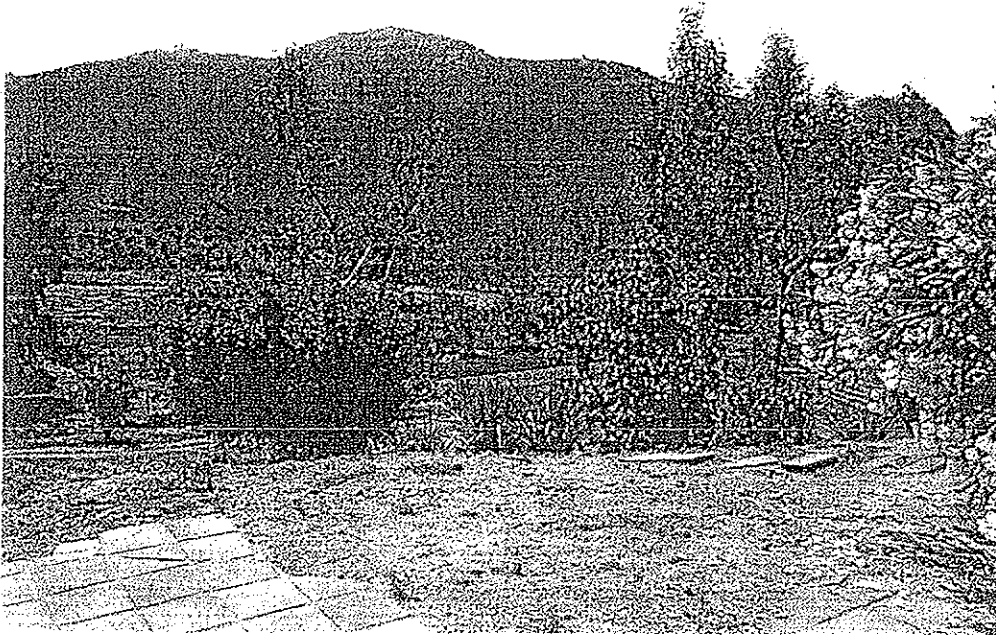


PHOTO NO. 14:

View of septic system location according to current homeowner, facing southeast.



APPENDIX C

**EDR RADIUS MAP REPORT AND SANBORN REPORTS, TOPOGRAPHIC
MAPS, AERIAL PHOTOS, AND CITY DIRECTORIES**



**EDR® Environmental
Data Resources Inc**

The EDR Radius Map with GeoCheck®

**Stonegate Merriam Mountain
630 Deer Springs Road
San Marcos, CA 92069**

Inquiry Number: 1481695.2s

August 05, 2005

The Standard in Environmental Risk Management Information

**440 Wheelers Farms Road
Milford, Connecticut 06460**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com**

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary.....	ES1
Overview Map.....	2
Detail Map.....	3
Map Findings Summary.....	4
Map Findings.....	6
EDR Proprietary Historical Map Findings.....	9
Orphan Summary.....	10
Government Records Searched/Data Currency Tracking.....	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum.....	A-1
Physical Setting Source Summary.....	A-2
Physical Setting Source Map.....	A-7
Physical Setting Source Map Findings.....	A-8
Physical Setting Source Records Searched.....	A-9

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

830 DEER SPRINGS ROAD
SAN MARCOS, CA 92069

COORDINATES

Latitude (North):	33.195800 - 33° 11' 44.2"
Longitude (West):	117.147300 - 117° 8' 50.3"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	486270.0
UTM Y (Meters):	3672789.5
Elevation:	852 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	33117-B2 SAN MARCOS, CA
Source:	USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL.....	National Priority List
Proposed NPL.....	Proposed National Priority List Sites
CERCLIS.....	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP.....	CERCLIS No Further Remedial Action Planned
CORRACTS.....	Corrective Action Report
RCRA-TSDF.....	Resource Conservation and Recovery Act Information
RCRA-LQG.....	Resource Conservation and Recovery Act Information
RCRA-SQG.....	Resource Conservation and Recovery Act Information
ERNS.....	Emergency Response Notification System

STATE ASTM STANDARD

AWP.....	Annual Workplan Sites
----------	-----------------------

EXECUTIVE SUMMARY

Cal-Sites.....	Calsites Database
CHMIRS.....	California Hazardous Material Incident Report System
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
Notify 85.....	Proposition 65 Records
Toxic Pits.....	Toxic Pits Cleanup Act Sites
WMUDS/SWAT.....	Waste Management Unit Database
CA BOND EXP. PLAN.....	Bond Expenditure Plan
UST.....	Active UST Facilities
VCP.....	Voluntary Cleanup Program Properties
INDIAN LUST.....	Leaking Underground Storage Tanks on Indian Land
INDIAN UST.....	Underground Storage Tanks on Indian Land
CA FID UST.....	Facility Inventory Database
HIST UST.....	Hazardous Substance Storage Container Database

FEDERAL ASTM SUPPLEMENTAL

CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
Delisted NPL.....	National Priority List Deletions
FINDS.....	Facility Index System/Facility Registry System
HMIRS.....	Hazardous Materials Information Reporting System
MLTS.....	Material Licensing Tracking System
MINES.....	Mines Master Index File
NPL Liens.....	Federal Superfund Liens
PADS.....	PCB Activity Database System
US ENG CONTROLS.....	Engineering Controls Sites List
ODL.....	Open Dump Inventory
DOD.....	Department of Defense Sites
INDIAN RESERV.....	Indian Reservations
UMTRA.....	Uranium Mill Tailings Sites
FUDS.....	Formerly Used Defense Sites
RAATS.....	RCRA Administrative Action Tracking System
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
SSTS.....	Section 7 Tracking Systems
FTTS INSP.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

AST.....	Aboveground Petroleum Storage Tank Facilities
CLEANERS.....	Cleaner Facilities
CA WDS.....	Waste Discharge System
DEED.....	Deed Restriction Listing
NFA.....	No Further Action Determination
WIP.....	Well Investigation Program Case List
EMI.....	Emissions Inventory Data
REF.....	Unconfirmed Properties Referred to Another Agency
SCH.....	School Property Evaluation Program
NFE.....	Properties Needing Further Evaluation
SLIC.....	Statewide SLIC Cases
HAZNET.....	Facility and Manifest Data
San Diego Co. HMMO.....	Hazardous Materials Management Division Database

BROWNFIELDS DATABASES

US BROWNFIELDS.....	A Listing of Brownfields Sites
---------------------	--------------------------------

EXECUTIVE SUMMARY

US INST CONTROL..... Sites with Institutional Controls
VCP..... Voluntary Cleanup Program Properties

EDR PROPRIETARY HISTORICAL DATABASES

See the EDR Proprietary Historical Database Section for details

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STATE ASTM STANDARD

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
EARTHWORM RECYCLE	462 DEER SPRINGS ROAD	1/4 - 1/2WSW A1		6

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 07/11/2005 has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
T.E.R.I., INC., CENTER FOR LIF	449 DEER SPRINGS RD	1/4 - 1/2WSW A2		7

EDR PROPRIETARY HISTORICAL DATABASES

See the EDR Proprietary Historical Database Section for details

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

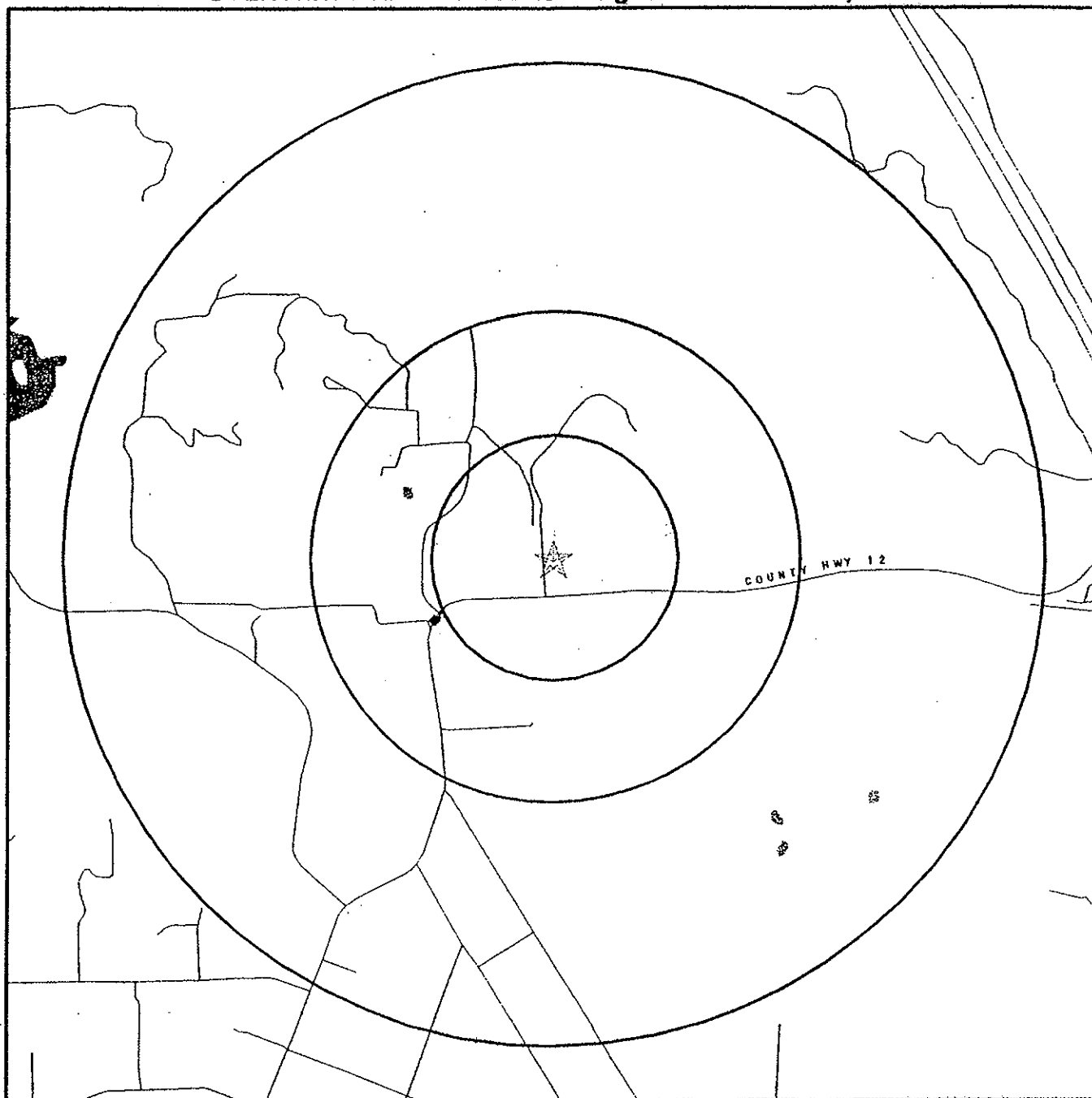
Site Name

TORREY CHEMICAL CO
OLD WEST WOOD FINISHING
OLD SAN MARCOS LF
MR. HENRY MULCHING OPERATION
EDCO CONSTRUCTION/DEMOLITION DEBRIS RECY
EVANS DEDICATED SYSTEMS

Database(s)

CERC-NFRAP
CERC-NFRAP
SWF/LF
SWF/LF
SWF/LF
REF

OVERVIEW MAP - 1481695.2s - Leighton & Associates, Inc.



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Oil & Gas pipelines
- Federal Wetlands

- Areas of Concern

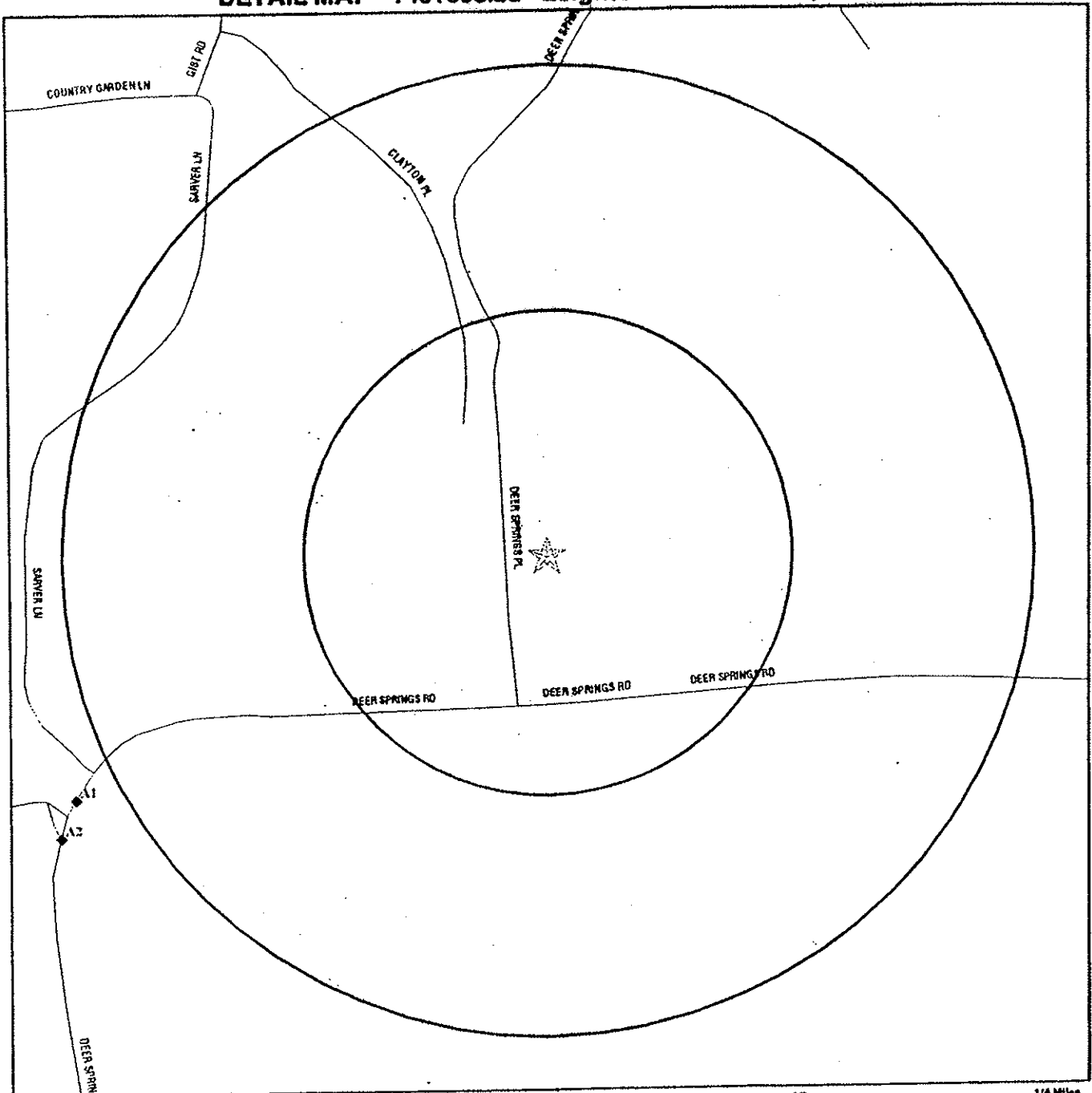


TARGET PROPERTY: Stonegate Merriam Mountain
ADDRESS: 630 Deer Springs Road
CITY/STATE/ZIP: San Marcos CA 92069
LAT/LONG: 33.1956 / 117.1473

CUSTOMER: Leighton & Associates, Inc.
CONTACT: Bryan Page
INQUIRY #: 1481695.2s
DATE: August 05, 2005 12:34 pm

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DETAIL MAP - 1481695.2s - Leighton & Associates, Inc.



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- [Hatched Box] Historical Gas Stations / Historical Dry Cleaners
See the EDR Proprietary Historical Map Findings
- ★ Sensitive Receptors
- [Hatched Box] National Priority List Sites
- [Hatched Box] Landfill Sites
- [Hatched Box] Dept. Defense Sites

[Hatched Box] Indian Reservations BIA
[Hatched Box] Oil & Gas pipelines

[Hatched Box] Areas of Concern

TARGET PROPERTY: Stonegate Merlam Mountain
ADDRESS: 630 Deer Springs Road
CITY/STATE/ZIP: San Marcos CA 92069
LAT/LONG: 33.1956 / 117.1473

CUSTOMER: Leighton & Associates, Inc.
CONTACT: Bryan Page
INQUIRY #: 1481695.2s
DATE: August 05, 2005 12:34 pm

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MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRA Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
<u>STATE ASTM STANDARD</u>								
AWP		1.000	0	0	0	0	NR	0
Cal-Sites		1.000	0	0	0	0	NR	0
CHMIRS		TP	NR	NR	NR	NR	NR	0
Cortese		0.500	0	0	0	NR	NR	0
Notify 65		1.000	0	0	0	0	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	1	NR	NR	1
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	1	NR	NR	1
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
UST		0.250	0	0	NR	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
CA FID UST		0.250	0	0	NR	NR	NR	0
HIST UST		0.250	0	0	NR	NR	NR	0
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
FUDS		1.000	0	0	0	0	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0

STATE OR LOCAL ASTM SUPPLEMENTAL

AST		TP	NR	NR	NR	NR	NR	0
CLEANERS		0.250	0	0	NR	NR	NR	0
CA WDS		TP	NR	NR	NR	NR	NR	0
DEED		0.500	0	0	0	NR	NR	0
NFA		0.250	0	0	NR	NR	NR	0
WIP		0.250	0	0	NR	NR	NR	0
EMI		TP	NR	NR	NR	NR	NR	0
REF		0.250	0	0	NR	NR	NR	0
SCH		0.250	0	0	NR	NR	NR	0
NFE		0.250	0	0	NR	NR	NR	0
SLIC		0.500	0	0	0	NR	NR	0
HAZNET		TP	NR	NR	NR	NR	NR	0
San Diego Co. HMMD		TP	NR	NR	NR	NR	NR	0

EDR PROPRIETARY HISTORICAL DATABASES

Gas Stations/Dry Cleaners		0.250	0	0	NR	NR	NR	0
Coal Gas		1.000	0	0	0	0	NR	0

BROWNFIELDS DATABASES

US BROWNFIELDS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0

NOTES:

See the EDR Proprietary Historical Database Section for details

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

A1
WSW
1/4-1/2
1442 ft.

EARTHWORM RECYCLE
462 DEER SPRINGS ROAD
SAN MARCOS, CA

SWF/LF
\$105135423
N/A

EDR ID Number
EPA ID Number

Database(s)

Site 1 of 2 in cluster A

Relative:
Lower

LF:

Actual:
774 ft.

Facility ID: Not reported
Operator Addr:
Activity: Not reported
Operator's Status: Not reported
Owner: Not reported
Facility Phone 2 : Not reported
Owner Address: Not reported

Operator: Not reported

Operator Phone: Not reported
Regulation Status: Not reported
Location: Not reported
Parcel Num: Not reported
Land Use: Not reported
Sig. Change Since Last Visit: Not reported
Site Size: Not reported
Other Observations: Not reported
Issue And Observations: Not reported
Recommendations / Follow Up: Not reported
Lat/Long: Not reported
Accepted Waste:
Restrictions:

Not reported

Owner Telephone: Not reported
Region: SAN DIEGO

Status : Not reported
Site Type : Not reported
Type Of Waste : Not reported
SWFP Date : Not reported
Dates Operation : Not reported
Dt Of Field Units : Not reported
Lea Date : Not reported
Leachate : Not reported

Swisnumber : Not reported
Aka : Not reported
Disposal Area : Not reported
WDR Number : Not reported
Closure Approve : Not reported
Surface Condition : Not reported
Reassess Site : Not reported
Emergency Response: Not reported

Landfill Gas : Not reported
Priority For Site Assessment : Not reported
Other Recommendation : Not reported
Explanation: Not Reported
No Further Action: Not Reported

Permitted Throughput with Units: Not reported
Actual Throughput with Units: Not reported
Actual Capacity with Units: Not reported
Permitted Capacity with Units: Not reported
Remaining Capacity with Units: Not reported
Permitted Total Acreage: Not reported
Remaining Capacity : Not reported

Fill Area: Not reported
Landuse Name: Not reported
Permit Status: Not reported
Unit Number: Not reported
Closure Type: Not reported
Year Opened: Not reported

Inspection Frequency : Not reported
GIS Source: Not reported
Category: Not reported
Closure Date: / /
Disposal Acreage: Not reported
Year Closed: Not reported

Last Waste Tire Inspection Count : Not reported
Last Waste Tire Inspection Date: Not reported
Original Waste Tire Count: Not reported
Original Waste Tire Count Date: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

EARTHWORM RECYCLE (Continued)

3105155823

Type Of Refuse: Not reported
Avg Depth Of Fill: Not reported
Addtl Expansion Area: Not reported
Site Description: Not Reported

A2 T.E.R.I., INC., CENTER FOR LIFE PLANNING
WSW 449 DEER SPRINGS RD
1/4-1/2 SAN MARCOS, CA 92069
1529 ft.

LUST 3106874461
N/A

Site 2 of 2 in cluster A

Relative:
Lower

State LUST:

Actual:
772 ft.

Cross Street: Not reported
Qty Leaked: Not reported
Case Number: Not reported
Reg Board: San Diego Region
Chemical: Not reported
Lead Agency: Local Agency
Local Agency: 37000L
Case Type: Soil only
Status: Not reported
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: Not reported
Release Date: Not reported
Cleanup Fund Id: Not reported
Discover Date: Not reported
Enforcement Dt: Not reported
Enf Type: Not reported
Enter Date: Not reported
Funding: Not reported
Staff Initials: NN
How Discovered: Not reported
How Stopped: Not reported
Interim: Not reported
Leak Cause: Not reported
Leak Source: Not reported
MTBE Date: Not reported
Max MTBE GW: Not reported
MTBE Tested: Not Required to be Tested.
Priority: 7
Local Case #: H39658-001
Beneficial: Not reported
Staff: UNK
GW Qualifier: Not reported
Max MTBE Soil: Not reported
Soil Qualifier: Not reported
Hydr Basin #: Not reported
Operator: Not reported
Oversight Prgm: LOCNL
Review Date: Not reported
Stop Date: Not reported
Work Suspended: Not reported
Responsible Party: Cheryl Kilmer
RP Address: 3225 Royamar Road
Global Id: T06019752990

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

T.E.R.I., INC., CENTER FOR LIFE PLANNING (Continued)

3106974461

Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

MAP FINDINGS - EDR PROPRIETARY HISTORICAL DATABASES

YEAR	NAME	ADDRESS	CITY	ST	DIR.	DIST.	ELEV.	TYPE
------	------	---------	------	----	------	-------	-------	------

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

EDR Historical Gas Station & Dry Cleaner Search: No mapped sites were found in EDR's search of the EDR Historical Gas Station & Dry Cleaner Database within 0.250 mile of the Target Property.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
SAN MARCOS	S106797672	EVANS DEDICATED SYSTEMS	HIGHWAY 78 / SAN MARCOS BLVD.	92069	REF
SAN MARCOS	S105155593	OLD SAN MARCOS LF	400 BLK. RANCHO SANTE FE RD.		SWF/LF
SAN MARCOS	S105155633	MR. HENRY MULCHING OPERTATION	2400 BLOCK OF TWIN OAKS VALLEY ROAD		SWF/LF
SAN MARCOS	1003879087	TORREY CHEMICAL CO	217 LAS POSAS RD	92069	CERC-NFRAP
SAN MARCOS	S106528992	EDCO CONSTRUCTION/DEMOLITION DEBRIS RECY	224 LAS POSAS RAOD		SWF/LF
SAN MARCOS	1003879575	OLD WEST WOOD FINISHING	972 RANCH SUITE B	92069	CERC-NFRAP

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/28/05

Date Made Active at EDR: 05/16/05

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 05/04/05

Elapsed ASTM days: 12

Date of Last EDR Contact: 05/04/05

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 3

Telephone 215-814-5418

EPA Region 4

Telephone 404-562-8033

EPA Region 6

Telephone: 214-655-6659

EPA Region 8

Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 04/27/05

Date Made Active at EDR: 05/16/05

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 05/04/05

Elapsed ASTM days: 12

Date of Last EDR Contact: 05/04/05

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/15/05

Date Made Active at EDR: 04/06/05

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/22/05

Elapsed ASTM days: 15

Date of Last EDR Contact: 07/22/05

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/22/05
Date Made Active at EDR: 04/06/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/01/05
Elapsed ASTM days: 5
Date of Last EDR Contact: 06/20/05

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/29/05
Date Made Active at EDR: 05/16/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/11/05
Elapsed ASTM days: 35
Date of Last EDR Contact: 06/05/05

RCRA: Resource Conservation and Recovery Act Information

Source: EPA

Telephone: 800-424-9346

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 05/20/05
Date Made Active at EDR: 06/09/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 05/24/05
Elapsed ASTM days: 16
Date of Last EDR Contact: 05/24/05

ERNS: Emergency Response Notification System

Source: National Response Center, United States Coast Guard

Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/04
Date Made Active at EDR: 03/24/05
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/27/05
Elapsed ASTM days: 56
Date of Last EDR Contact: 07/25/05

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS

Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/03
Database Release Frequency: Biennially

Date of Last EDR Contact: 06/17/05
Date of Next Scheduled EDR Contact: 09/12/05

CONSENT: Superfund (CERCLA) Consent Decrees

Source: Department of Justice, Consent Decree Library

Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/14/04
Database Release Frequency: Varies

Date of Last EDR Contact: 07/25/05
Date of Next Scheduled EDR Contact: 10/24/05

ROD: Records Of Decision

Source: EPA
Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 03/07/05
Database Release Frequency: Annually

Date of Last EDR Contact: 07/08/05
Date of Next Scheduled EDR Contact: 10/03/05

DELISTED NPL: National Priority List Deletions

Source: EPA
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/28/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/04/05
Date of Next Scheduled EDR Contact: 08/01/05

FINDS: Facility Index System/Facility Registry System

Source: EPA
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/11/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/05/05
Date of Next Scheduled EDR Contact: 10/03/05

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/04
Database Release Frequency: Annually

Date of Last EDR Contact: 07/22/05
Date of Next Scheduled EDR Contact: 10/17/05

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/14/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/05/05
Date of Next Scheduled EDR Contact: 10/03/05

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/11/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/27/05
Date of Next Scheduled EDR Contact: 09/26/05

NPL LIENS: Federal Superfund Liens

Source: EPA

Telephone: 202-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/23/05
Date of Next Scheduled EDR Contact: 08/22/05

PADS: PCB Activity Database System

Source: EPA

Telephone: 202-564-3887

PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/30/05
Database Release Frequency: Annually

Date of Last EDR Contact: 05/10/05
Date of Next Scheduled EDR Contact: 08/08/05

DOD: Department of Defense Sites

Source: USGS

Telephone: 703-692-8801

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 10/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/13/05
Date of Next Scheduled EDR Contact: 08/08/05

UMTRA: Uranium Mill Tailings Sites

Source: Department of Energy

Telephone: 505-845-0011

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized. In 1978, 24 inactive uranium mill tailings sites in Oregon, Idaho, Wyoming, Utah, Colorado, New Mexico, Texas, North Dakota, South Dakota, Pennsylvania, and on Navajo and Hopi tribal lands, were targeted for cleanup by the Department of Energy.

Date of Government Version: 12/29/04
Database Release Frequency: Varies

Date of Last EDR Contact: 07/05/05
Date of Next Scheduled EDR Contact: 09/19/05

ODI: Open Dump Inventory

Source: Environmental Protection Agency

Telephone: 800-424-9346

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/85
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/23/95
Date of Next Scheduled EDR Contact: N/A

FUDS: Formerly Used Defense Sites

Source: U.S. Army Corps of Engineers

Telephone: 202-528-4285

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/03
Database Release Frequency: Varies

Date of Last EDR Contact: 06/29/05
Date of Next Scheduled EDR Contact: 10/03/05

INDIAN RESERV: Indian Reservations

Source: USGS

Telephone: 202-208-3710

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 10/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/13/05
Date of Next Scheduled EDR Contact: 08/08/05

US ENG CONTROLS: Engineering Controls Sites List

Source: Environmental Protection Agency

Telephone: 703-603-8867

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 01/10/05
Database Release Frequency: Varies

Date of Last EDR Contact: 07/05/05
Date of Next Scheduled EDR Contact: 10/03/05

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/06/05
Date of Next Scheduled EDR Contact: 09/05/05

TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-566-0250

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/02
Database Release Frequency: Annually

Date of Last EDR Contact: 07/13/05
Date of Next Scheduled EDR Contact: 09/19/05

TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/02
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 07/18/05
Date of Next Scheduled EDR Contact: 10/17/05

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA

Telephone: 202-566-1667

Date of Government Version: 04/13/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/20/05
Date of Next Scheduled EDR Contact: 09/19/05

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SSTs: Section 7 Tracking Systems

Source: EPA

Telephone: 202-564-4203

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/03

Database Release Frequency: Annually

Date of Last EDR Contact: 07/18/05

Date of Next Scheduled EDR Contact: 10/17/05

FTTS: FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-566-1667

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/13/05

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/20/05

Date of Next Scheduled EDR Contact: 09/19/05

STATE OF CALIFORNIA ASTM STANDARD RECORDS

AWP: Annual Workplan Sites

Source: California Environmental Protection Agency

Telephone: 916-323-3400

Known Hazardous Waste Sites. California DTSC's Annual Workplan (AWP), formerly BEP, identifies known hazardous substance sites targeted for cleanup.

Date of Government Version: 05/04/05

Date Made Active at EDR: 06/29/05

Database Release Frequency: Annually

Date of Data Arrival at EDR: 06/01/05

Elapsed ASTM days: 28

Date of Last EDR Contact: 06/01/05

CAL-SITES: Calsites Database

Source: Department of Toxic Substance Control

Telephone: 916-323-3400

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database.

Date of Government Version: 05/04/05

Date Made Active at EDR: 06/29/05

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/01/05

Elapsed ASTM days: 28

Date of Last EDR Contact: 06/01/05

CHMIRS: California Hazardous Material Incident Report System

Source: Office of Emergency Services

Telephone: 916-845-8400

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/03

Date Made Active at EDR: 06/25/04

Database Release Frequency: Varies

Date of Data Arrival at EDR: 05/18/04

Elapsed ASTM days: 38

Date of Last EDR Contact: 05/26/05

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

Source: CAL EPA/Office of Emergency Information

Telephone: 916-323-9100

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). This listing is no longer updated by the state agency.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/01/01
Date Made Active at EDR: 07/26/01
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 05/29/01
Elapsed ASTM days: 58
Date of Last EDR Contact: 07/26/05

NOTIFY 65: Proposition 65 Records

Source: State Water Resources Control Board
Telephone: 916-445-3846

Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/93
Date Made Active at EDR: 11/19/93
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 11/01/93
Elapsed ASTM days: 15
Date of Last EDR Contact: 07/19/05

TOXIC PITS: Toxic Pits Cleanup Act Sites

Source: State Water Resources Control Board
Telephone: 916-227-4364

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/95
Date Made Active at EDR: 09/26/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 06/30/95
Elapsed ASTM days: 27
Date of Last EDR Contact: 05/02/05

SWF/LF (SWIS): Solid Waste Information System

Source: Integrated Waste Management Board
Telephone: 916-341-6320

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 06/13/05
Date Made Active at EDR: 07/15/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/14/05
Elapsed ASTM days: 31
Date of Last EDR Contact: 06/14/05

WMUDS/SWAT: Waste Management Unit Database

Source: State Water Resources Control Board
Telephone: 916-227-4448

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/00
Date Made Active at EDR: 05/10/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/10/00
Elapsed ASTM days: 30
Date of Last EDR Contact: 06/06/05

LUST: Geotracker's Leaking Underground Fuel Tank Report

Source: State Water Resources Control Board
Contact: San Diego County Dept of Env Health, (619) 338-2395

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 07/11/05
Date Made Active at EDR: 08/03/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 07/12/05
Elapsed ASTM days: 22
Date of Last EDR Contact: 07/12/05

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 1: Active Toxic Site Investigation

Source: California Regional Water Quality Control Board North Coast (1)

Telephone: 707-576-2220

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/01

Date Made Active at EDR: 03/29/01

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 02/28/01

Elapsed ASTM days: 29

Date of Last EDR Contact: 05/23/05

LUST REG 2: Fuel Leak List

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)

Telephone: 510-288-0457

Date of Government Version: 09/30/04

Date Made Active at EDR: 11/19/04

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 10/20/04

Elapsed ASTM days: 30

Date of Last EDR Contact: 07/11/05

LUST REG 3: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Coast Region (3)

Telephone: 805-549-3147

Date of Government Version: 05/19/03

Date Made Active at EDR: 06/02/03

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 05/19/03

Elapsed ASTM days: 14

Date of Last EDR Contact: 05/17/05

LUST REG 4: Underground Storage Tank Leak List

Source: California Regional Water Quality Control Board Los Angeles Region (4)

Telephone: 213-576-6600

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/04

Date Made Active at EDR: 10/12/04

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 09/07/04

Elapsed ASTM days: 35

Date of Last EDR Contact: 06/27/05

LUST REG 5: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Valley Region (5)

Telephone: 916-464-3291

Date of Government Version: 04/01/05

Date Made Active at EDR: 05/06/05

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/28/05

Elapsed ASTM days: 8

Date of Last EDR Contact: 07/08/05

LUST REG 6L: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Lahontan Region (6)

Telephone: 916-542-5424

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/03

Date Made Active at EDR: 10/07/03

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 09/10/03

Elapsed ASTM days: 27

Date of Last EDR Contact: 06/06/05

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Victorville Branch Office (6)

Telephone: 760-348-7491

Date of Government Version: 06/07/05

Date Made Active at EDR: 06/29/05

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 06/07/05

Elapsed ASTM days: 22

Date of Last EDR Contact: 07/08/05

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 7: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-346-7491

Date of Government Version: 02/26/04
Date Made Active at EDR: 03/24/04
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 02/26/04
Elapsed ASTM days: 27
Date of Last EDR Contact: 06/27/05

LUST REG 8: Leaking Underground Storage Tanks

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-4130

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/05
Date Made Active at EDR: 03/28/05
Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/15/05
Elapsed ASTM days: 41
Date of Last EDR Contact: 05/09/05

LUST REG 9: Leaking Underground Storage Tank Report

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/01
Date Made Active at EDR: 05/21/01
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 04/23/01
Elapsed ASTM days: 28
Date of Last EDR Contact: 07/18/05

CA BOND EXP. PLAN: Bond Expenditure Plan

Source: Department of Health Services
Telephone: 916-255-2118

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/89
Date Made Active at EDR: 08/02/94
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 07/27/94
Elapsed ASTM days: 6
Date of Last EDR Contact: 05/31/94

CA UST:

UST: Active UST Facilities

Source: SWRCB
Contact: San Diego County Dept of Env Health, (619) 338-2395
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 04/12/05
Date Made Active at EDR: 05/06/05
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 04/13/05
Elapsed ASTM days: 23
Date of Last EDR Contact: 07/12/05

VCP: Voluntary Cleanup Program Properties

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 05/04/05
Date Made Active at EDR: 07/07/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/01/05
Elapsed ASTM days: 36
Date of Last EDR Contact: 06/01/05

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST: Underground Storage Tanks on Indian Land

Source: EPA Region 9

Telephone: 415-972-3368

Date of Government Version: 04/18/05

Date Made Active at EDR: 05/31/05

Database Release Frequency: Varies

Date of Data Arrival at EDR: 05/18/05

Elapsed ASTM days: 15

Date of Last EDR Contact: 05/18/05

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land

Source: Environmental Protection Agency

Telephone: 415-972-3372

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 06/02/05

Date Made Active at EDR: 07/01/05

Database Release Frequency: Varies

Date of Data Arrival at EDR: 06/03/05

Elapsed ASTM days: 28

Date of Last EDR Contact: 05/25/05

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land

Source: EPA Region 10

Telephone: 206-553-2857

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 06/14/05

Date Made Active at EDR: 07/15/05

Database Release Frequency: Varies

Date of Data Arrival at EDR: 06/14/05

Elapsed ASTM days: 31

Date of Last EDR Contact: 05/25/05

CA FID UST: Facility Inventory Database

Source: California Environmental Protection Agency

Telephone: 916-341-5851

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/94

Date Made Active at EDR: 09/29/95

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 09/05/95

Elapsed ASTM days: 24

Date of Last EDR Contact: 12/28/98

HIST UST: Hazardous Substance Storage Container Database

Source: State Water Resources Control Board

Telephone: 916-341-5851

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/90

Date Made Active at EDR: 02/12/91

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 01/25/91

Elapsed ASTM days: 18

Date of Last EDR Contact: 07/26/01

STATE OF CALIFORNIA ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Petroleum Storage Tank Facilities

Source: State Water Resources Control Board

Telephone: 916-341-5712

Registered Aboveground Storage Tanks.

Date of Government Version: 02/01/05

Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/02/05

Date of Next Scheduled EDR Contact: 08/01/05

CLEANERS: Cleaner Facilities

Source: Department of Toxic Substance Control

Telephone: 916-327-4498

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/18/05
Database Release Frequency: Annually

Date of Last EDR Contact: 07/05/05
Date of Next Scheduled EDR Contact: 10/03/05

CA WDS: Waste Discharge System

Source: State Water Resources Control Board
Telephone: 916-341-5227

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/20/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/20/05
Date of Next Scheduled EDR Contact: 09/19/05

DEED: Deed Restriction Listing

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 04/05/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/05/05
Date of Next Scheduled EDR Contact: 10/03/05

NFA: No Further Action Determination

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

This category contains properties at which DTSC has made a clear determination that the property does not pose a problem to the environment or to public health.

Date of Government Version: 05/04/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/01/05
Date of Next Scheduled EDR Contact: 08/29/05

EMI: Emissions Inventory Data

Source: California Air Resources Board
Telephone: 916-322-2990

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/02
Database Release Frequency: Varies

Date of Last EDR Contact: 07/19/05
Date of Next Scheduled EDR Contact: 10/17/05

WIP: Well Investigation Program Case List

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 04/26/05
Database Release Frequency: Varies

Date of Last EDR Contact: 07/25/05
Date of Next Scheduled EDR Contact: 10/24/05

REF: Unconfirmed Properties Referred to Another Agency

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

This category contains properties where contamination has not been confirmed and which were determined as not requiring direct DTSC Site Mitigation Program action or oversight. Accordingly, these sites have been referred to another state or local regulatory agency.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/04/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/01/05
Date of Next Scheduled EDR Contact: 08/29/05

SCH: School Property Evaluation Program

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 05/04/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/01/05
Date of Next Scheduled EDR Contact: 08/29/05

NFE: Properties Needing Further Evaluation

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

This category contains properties that are suspected of being contaminated. These are unconfirmed contaminated properties that need to be assessed using the PEA process. PEA in Progress indicates properties where DTSC is currently conducting a PEA. PEA Required indicates properties where DTSC has determined a PEA is required, but not currently underway.

Date of Government Version: 05/04/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/01/05
Date of Next Scheduled EDR Contact: 08/29/05

SLIC: Statewide SLIC Cases

Source: State Water Resources Control Board
Contact: San Diego County Dept of Env Health, (619) 338-2395

The Spills, Leaks, Investigations, and Cleanups (SLIC) listings includes unauthorized discharges from spills and leaks, other than from underground storage tanks or other regulated sites.

Date of Government Version: 07/11/05
Database Release Frequency: Varies

Date of Last EDR Contact: 07/12/05
Date of Next Scheduled EDR Contact: 10/10/05

SLIC REG 1: Active Toxic Site Investigations

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220

Date of Government Version: 04/03/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/23/05
Date of Next Scheduled EDR Contact: 08/22/05

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 09/30/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/11/05
Date of Next Scheduled EDR Contact: 10/10/05

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 05/16/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/16/05
Date of Next Scheduled EDR Contact: 08/15/05

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/17/04
Database Release Frequency: Varies

Date of Last EDR Contact: 07/25/05
Date of Next Scheduled EDR Contact: 10/24/05

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3281
Unregulated sites that impact groundwater or have the potential to impact groundwater.

Date of Government Version: 04/01/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/05/05
Date of Next Scheduled EDR Contact: 10/03/05

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583

Date of Government Version: 05/24/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/05/05
Date of Next Scheduled EDR Contact: 10/03/05

SLIC REG 6L: SLIC Sites
Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574

Date of Government Version: 09/07/04
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/05/05
Date of Next Scheduled EDR Contact: 09/05/05

SLIC REG 7: SLIC List
Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491

Date of Government Version: 11/24/04
Database Release Frequency: Varies

Date of Last EDR Contact: 05/25/05
Date of Next Scheduled EDR Contact: 08/22/05

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298

Date of Government Version: 07/01/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/05/05
Date of Next Scheduled EDR Contact: 10/03/05

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980

Date of Government Version: 06/27/05
Database Release Frequency: Annually

Date of Last EDR Contact: 05/31/05
Date of Next Scheduled EDR Contact: 08/29/05

HAZNET: Facility and Manifest Data
Source: California Environmental Protection Agency
Telephone: 916-255-1136

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/02
Database Release Frequency: Annually

Date of Last EDR Contact: 05/09/05
Date of Next Scheduled EDR Contact: 08/08/05

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LOCAL RECORDS

ALAMEDA COUNTY:

Underground Tanks

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 06/28/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/28/05
Date of Next Scheduled EDR Contact: 10/24/05

Contaminated Sites

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 05/25/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/25/05
Date of Next Scheduled EDR Contact: 10/24/05

CONTRA COSTA COUNTY:

Site List

Source: Contra Costa Health Services Department
Telephone: 925-646-2286

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 06/13/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/13/05
Date of Next Scheduled EDR Contact: 08/29/05

FRESNO COUNTY:

CUPA Resources List

Source: Dept. of Community Health
Telephone: 559-445-3271

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 03/31/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/25/05
Date of Next Scheduled EDR Contact: 11/07/05

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Kern County Sites and Tanks Listing.

Date of Government Version: 05/10/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/02/05
Date of Next Scheduled EDR Contact: 09/05/05

LOS ANGELES COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

List of Solid Waste Facilities

Source: La County Department of Public Works
Telephone: 818-458-5185

Date of Government Version: 02/01/05
Database Release Frequency: Varies

Date of Last EDR Contact: 05/19/05
Date of Next Scheduled EDR Contact: 08/15/05

City of El Segundo Underground Storage Tank

Source: City of El Segundo Fire Department
Telephone: 310-524-2238

Date of Government Version: 05/31/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/16/05
Date of Next Scheduled EDR Contact: 08/15/05

City of Long Beach Underground Storage Tank

Source: City of Long Beach Fire Department
Telephone: 562-570-2563

Date of Government Version: 03/28/03
Database Release Frequency: Annually

Date of Last EDR Contact: 08/02/05
Date of Next Scheduled EDR Contact: 08/22/05

City of Torrance Underground Storage Tank

Source: City of Torrance Fire Department
Telephone: 310-618-2973

Date of Government Version: 06/02/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/31/05
Date of Next Scheduled EDR Contact: 08/15/05

City of Los Angeles Landfills

Source: Engineering & Construction Division
Telephone: 213-473-7869

Date of Government Version: 03/01/05
Database Release Frequency: Varies

Date of Last EDR Contact: 06/13/05
Date of Next Scheduled EDR Contact: 09/12/05

HMS: Street Number List

Source: Department of Public Works
Telephone: 626-458-3517

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 04/28/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/16/05
Date of Next Scheduled EDR Contact: 08/15/05

Site Mitigation List

Source: Community Health Services
Telephone: 323-890-7808

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 05/25/05
Database Release Frequency: Annually

Date of Last EDR Contact: 05/16/05
Date of Next Scheduled EDR Contact: 08/15/05

San Gabriel Valley Areas of Concern

Source: EPA Region 9
Telephone: 415-972-3178

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/98
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/06/99
Date of Next Scheduled EDR Contact: N/A

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MARIN COUNTY:

Underground Storage Tank Sites

Source: Public Works Department Waste Management

Telephone: 415-499-6647

Currently permitted USTs in Marin County.

Date of Government Version: 06/28/05

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/17/05

Date of Next Scheduled EDR Contact: 08/01/05

NAPA COUNTY:

Sites With Reported Contamination

Source: Napa County Department of Environmental Management

Telephone: 707-253-4269

Date of Government Version: 06/27/05

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/27/05

Date of Next Scheduled EDR Contact: 09/26/05

Closed and Operating Underground Storage Tank Sites

Source: Napa County Department of Environmental Management

Telephone: 707-253-4269

Date of Government Version: 06/27/05

Database Release Frequency: Annually

Date of Last EDR Contact: 06/27/05

Date of Next Scheduled EDR Contact: 09/26/05

ORANGE COUNTY:

List of Underground Storage Tank Cleanups

Source: Health Care Agency

Telephone: 714-834-3446

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 06/01/05

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/10/05

Date of Next Scheduled EDR Contact: 09/05/05

List of Underground Storage Tank Facilities

Source: Health Care Agency

Telephone: 714-834-3446

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 06/01/05

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/10/05

Date of Next Scheduled EDR Contact: 09/05/05

List of Industrial Site Cleanups

Source: Health Care Agency

Telephone: 714-834-3446

Petroleum and non-petroleum spills.

Date of Government Version: 06/01/05

Database Release Frequency: Annually

Date of Last EDR Contact: 06/10/05

Date of Next Scheduled EDR Contact: 09/05/05

PLACER COUNTY:

Master List of Facilities

Source: Placer County Health and Human Services

Telephone: 530-889-7312

List includes aboveground tanks, underground tanks and cleanup sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/05/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/20/05
Date of Next Scheduled EDR Contact: 09/19/05

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Source: Department of Public Health
Telephone: 951-358-5055

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/24/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/18/05
Date of Next Scheduled EDR Contact: 10/17/05

Underground Storage Tank Tank List

Source: Health Services Agency
Telephone: 951-358-5055

Date of Government Version: 05/24/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/18/05
Date of Next Scheduled EDR Contact: 10/17/05

SACRAMENTO COUNTY:

CS - Contaminated Sites

Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Date of Government Version: 04/06/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/06/05
Date of Next Scheduled EDR Contact: 08/01/05

ML - Regulatory Compliance Master List

Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 03/29/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/06/05
Date of Next Scheduled EDR Contact: 08/01/05

SAN BERNARDINO COUNTY:

Hazardous Material Permits

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 06/30/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/05/05
Date of Next Scheduled EDR Contact: 09/05/05

SAN DIEGO COUNTY:

Solid Waste Facilities

Source: Department of Health Services
Telephone: 619-338-2209
San Diego County Solid Waste Facilities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/01/00
Database Release Frequency: Varies

Date of Last EDR Contact: 05/23/05
Date of Next Scheduled EDR Contact: 08/22/05

Hazardous Materials Management Division Database

Source: Hazardous Materials Management Division
Telephone: 619-338-2268

The database includes: HES# - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HES# listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 05/16/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/08/05
Date of Next Scheduled EDR Contact: 10/03/05

SAN FRANCISCO COUNTY:

Local Oversight Facilities

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920

Date of Government Version: 06/07/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/05/05
Date of Next Scheduled EDR Contact: 09/05/05

Underground Storage Tank Information

Source: Department of Public Health
Telephone: 415-252-3920

Date of Government Version: 06/07/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/05/05
Date of Next Scheduled EDR Contact: 09/05/05

SAN MATEO COUNTY:

Fuel Leak List

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

Date of Government Version: 05/05/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/11/05
Date of Next Scheduled EDR Contact: 10/10/05

Business Inventory

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 05/12/05
Database Release Frequency: Annually

Date of Last EDR Contact: 07/11/05
Date of Next Scheduled EDR Contact: 10/10/05

SANTA CLARA COUNTY:

Fuel Leak Site Activity Report

Source: Santa Clara Valley Water District
Telephone: 408-265-2600

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/29/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/29/05
Date of Next Scheduled EDR Contact: 09/26/05

Hazardous Material Facilities

Source: City of San Jose Fire Department
Telephone: 408-277-4859

Date of Government Version: 07/06/05
Database Release Frequency: Annually

Date of Last EDR Contact: 06/05/05
Date of Next Scheduled EDR Contact: 09/05/05

SOLANO COUNTY:

Leaking Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770

Date of Government Version: 06/28/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/27/05
Date of Next Scheduled EDR Contact: 09/12/05

Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770

Date of Government Version: 06/28/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/27/05
Date of Next Scheduled EDR Contact: 09/12/05

SONOMA COUNTY:

Leaking Underground Storage Tank Sites

Source: Department of Health Services
Telephone: 707-565-6565

Date of Government Version: 04/25/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/25/05
Date of Next Scheduled EDR Contact: 10/24/05

SUTTER COUNTY:

Underground Storage Tanks

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500

Date of Government Version: 01/29/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/18/05
Date of Next Scheduled EDR Contact: 10/03/05

VENTURA COUNTY:

Inventory of Illegal Abandoned and Inactive Sites

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 08/01/04
Database Release Frequency: Annually

Date of Last EDR Contact: 05/23/05
Date of Next Scheduled EDR Contact: 08/22/05

Listing of Underground Tank Cleanup Sites

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Underground Storage Tank Cleanup Sites (LUST).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/01/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/17/05
Date of Next Scheduled EDR Contact: 09/12/05

Underground Tank Closed Sites List

Source: Environmental Health Division
Telephone: 805-854-2613

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List

Date of Government Version: 07/05/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/15/05
Date of Next Scheduled EDR Contact: 10/10/05

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

Source: Ventura County Environmental Health Division
Telephone: 805-854-2613

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 06/01/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/17/05
Date of Next Scheduled EDR Contact: 09/12/05

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Source: Yolo County Department of Health
Telephone: 530-666-8648

Date of Government Version: 04/19/05
Database Release Frequency: Annually

Date of Last EDR Contact: 07/18/05
Date of Next Scheduled EDR Contact: 10/17/05

EDR PROPRIETARY HISTORICAL DATABASES

EDR Historical Gas Station and Dry Cleaners: EDR has searched select national collections of business directories and has collected listings of potential dry cleaner and gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning and gas station/filling station/service station establishments. The categories reviewed included, but were not limited to: gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, dry cleaner, cleaners, laundry, laundromat, cleaning/laundry, wash & dry, etc.

This information is meant to assist and complement environmental professionals in their conduct of environmental site assessments, and is not meant to be a substitute for a full historical investigation as defined in ASTM E1527. The information provided in this proprietary database may or may not be complete; i.e., the absence of a dry cleaner or gas station/filling station/service station site does not necessarily mean that such a site did not exist in the area covered by this report.

(A note on "dry cleaning" sites: It is not possible for EDR to differentiate between establishments that use PERC on-site as a cleaning solvent and sites that function simply as drop-off and pick-up locations or that are traditional wet cleaning/laundry facilities. Therefore, it is essential for environmental professionals to incorporate professional judgment in the evaluation of each site.)

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

BROWNFIELDS DATABASES

VCP: Voluntary Cleanup Program Properties

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 05/04/05

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/01/05

Date of Next Scheduled EDR Contact: 08/29/05

US BROWNFIELDS: A Listing of Brownfields Sites

Source: Environmental Protection Agency

Telephone: 202-566-2777

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 01/10/05

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/13/05

Date of Next Scheduled EDR Contact: 09/12/05

US INST CONTROL: Sites with Institutional Controls

Source: Environmental Protection Agency

Telephone: 703-603-8867

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/10/05

Database Release Frequency: Varies

Date of Last EDR Contact: 07/05/05

Date of Next Scheduled EDR Contact: 10/03/05

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation

Telephone: (800) 823-6277

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-260-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

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GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

STONEGATE MERRIAM MOUNTAIN
630 DEER SPRINGS ROAD
SAN MARCOS, CA 92069

TARGET PROPERTY COORDINATES

Latitude (North):	33.195599 + 33° 11' 44.2"
Longitude (West):	117.147301 - 117° 8' 50.3"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	488270.0
UTM Y (Meters):	3672789.5
Elevation:	852 ft. above sea level

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

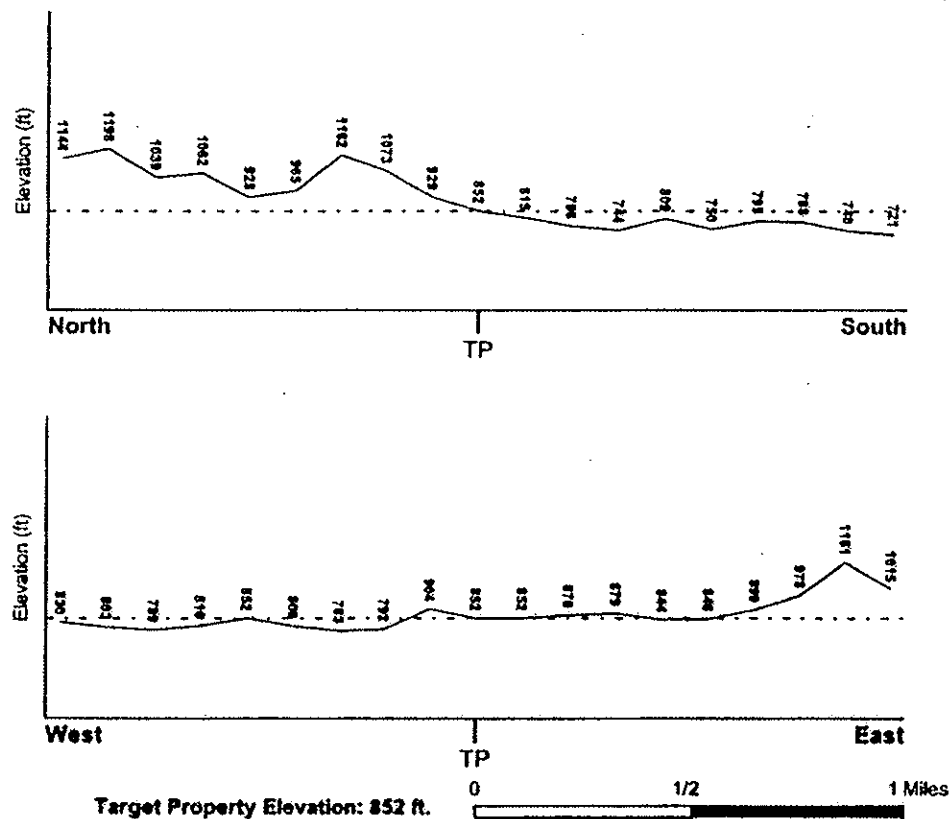
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

USGS Topographic Map: 33117-B2 SAN MARCOS, CA
General Topographic Gradient: General SSW
Source: USGS 7.5 min quad index

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County
SAN DIEGO, CA

FEMA Flood
Electronic Data
Not Available

Flood Plain Panel at Target Property:

Not Reported

Additional Panels in search area:

Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
SAN MARCOS

NWI Electronic
Data Coverage
YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data:*

Search Radius: 1.25 miles
Status: Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

* 01396 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

GEOLOGIC AGE IDENTIFICATION

Era: Mesozoic
System: Lower Jurassic and Upper Triassic
Series: Lower Mesozoic
Code: IMze (decoded above as Era, System & Series)

Category: Eugeosynclinal Deposits

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Amdt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: CIENEBA
Soil Surface Texture: coarse sandy loam
Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.
Soil Drainage Class: Somewhat excessive. Soils have high hydraulic conductivity and low water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: MODERATE

Depth to Bedrock Min: > 4 inches

Depth to Bedrock Max: > 20 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	10 inches	coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 6.00 Min: 2.00	Max: 7.30 Min: 5.10
2	10 inches	14 inches	weathered bedrock	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subinvariant soil types may appear within the general area of target property.

Soil Surface Textures: unweathered bedrock
sandy loam
gravelly - sand
stony - fine sandy loam

Surficial Soil Types: unweathered bedrock
sandy loam
gravelly - sand
stony - fine sandy loam

Shallow Soil Types: fine sandy loam
gravelly - loam

Deeper Soil Types: unweathered bedrock
stratified
very fine sandy loam
gravelly - sandy loam

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

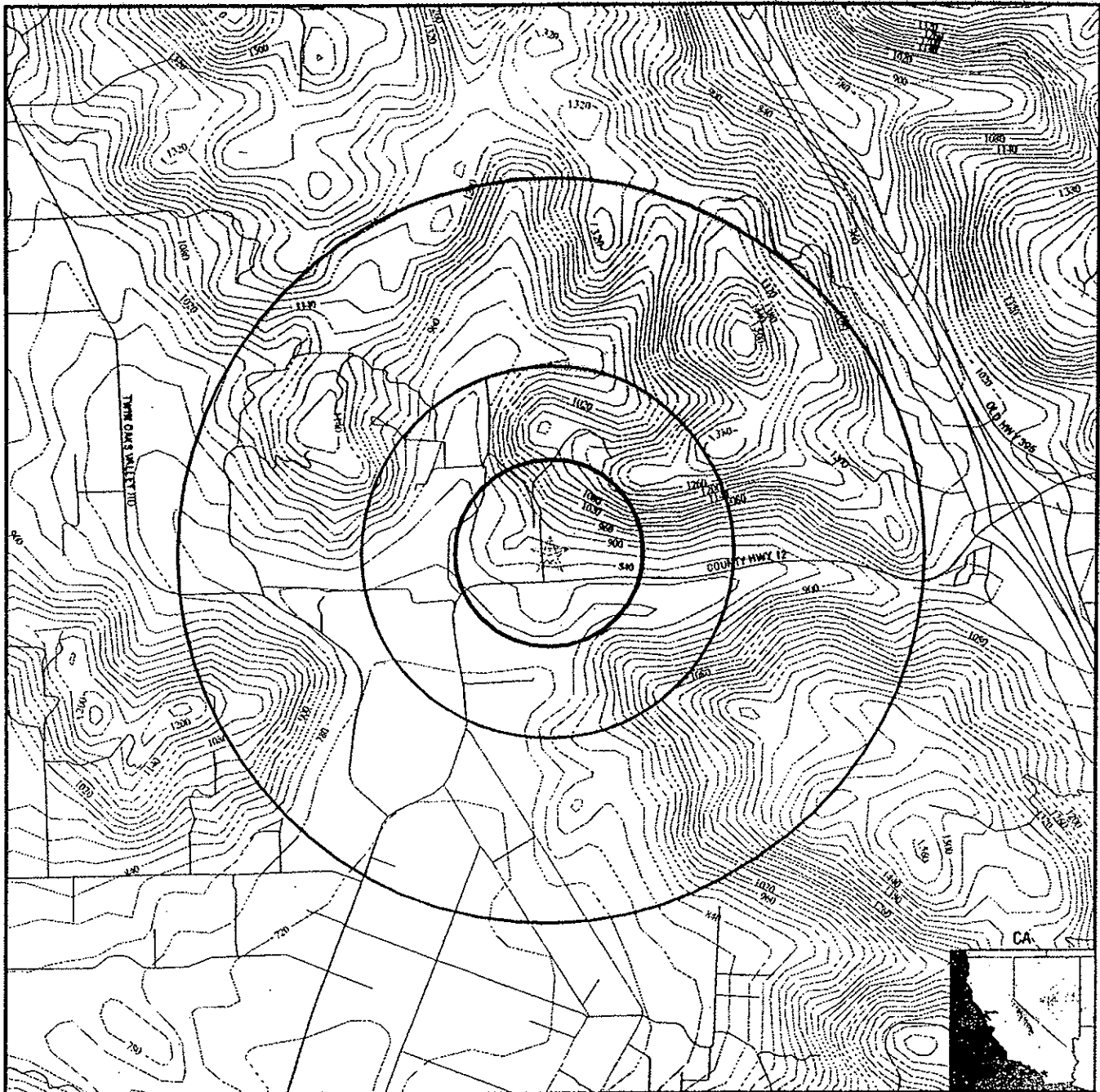
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 1481695.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



TARGET PROPERTY: Stonegate Merriam Mountain
 ADDRESS: 630 Deer Springs Road
 CITY/STATE/ZIP: San Marcos CA 92069
 LAT/LONG: 33.1956 / 117.1473

CUSTOMER: Leighton & Associates, Inc.
 CONTACT: Bryan Page
 INQUIRY #: 1481695.2s
 DATE: August 05, 2005 12:34 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zip	Total Sites	> 4 pCi/L	Pct. > 4 pCi/L
92069	20	2	10.00

Federal EPA Radon Zone for SAN DIEGO County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 92069

Number of sites tested: 3

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.833 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002. 7.5-Minute DEMs correspond to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW[®] Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the data of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

California Drinking Water Quality Database

Source: Department of Health Services

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1964. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations for District 2, 3, 5 and 6

Source: Department of Conservation

Telephone: 916-323-1779

RADON

State Database: CA Radon

Source: Department of Health Services

Telephone: 916-324-2208

Radon Database for California

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT WORK PRODUCT

PROJECT MEMORANDUM

August 8, 2005

To: Bell, Rosenberg, and Hughes, LLP
1300 Clay Street, Suite 1000
Oakland, California 94612
Project No. 600158-810

Attention: Mr. Eric Phillips

From: Mr. Sean Colorado, GE

Subject: Review Claim of Differing Site Conditions, Bridges 210 and 220, SR125 Connector

Reference: ORC, 2005, Request for Change Order – Differing Site Conditions Bridges 210 and 220
Foundations – Potential Change Order No. 24, Serial No.: CMT-G-1534, dated June 13, 2005

As requested, we have performed a review of the documentation provided within the Request for Change Order for Differing Site Conditions at Bridges 210 and 220 of the SR125 Connector (ORC, 2005). Our review was performed to provide comments on the Contractor's discussion and to evaluate whether the documentation establishes that a Differing Site Condition was encountered at Bridges 210 and 220.

Comments on Contractor's Discussion

1. In Section B.1 of the Executive Summary and in the Entitlement Narrative, the document has claimed that bidders were instructed to rely on the information provided in the Preliminary Geotechnical Design Report (PGDR) in preparation of cost estimates. Contrary to that statement Section 3.1.1 (b) of the Design/Build Contract states that the "*Contractor is not entitled to rely on and has not relied on the Reference Documents, except as specifically permitted hereunder.*" The PGDR is identified as a Reference Document in Appendix 19 of the Design-Build Contract.
2. In Section B.1 of the Executive Summary and in the Entitlement Narrative, the document states that the purpose of DSD 8D is to establish a geotechnical baseline. The document from which that statement is taken is the PGDR for the SR125 Connector. As indicated in the sentence that precedes the cited sentence, that report was for the preliminary design of roadway, culverts, retaining walls, and soundwalls. That report was not intended for consideration in the foundation design of bridges. Separate Foundation Reports were provided for each bridge structure.
3. In Section B.2 of the Executive Summary and in the Entitlement Narrative, the document claims that the exact depth in meters for proposed foundation elevation is provided in Tables 3.4.1 and 3.4.2 of DSD 8D. The referenced tables in the Preliminary Foundation Report provided estimated thickness of subsurface materials, not foundation elevations.

4. In discussion about footing excavation (pg. 13 of 298), the document states that blasting would not be required, and ripping would be performed to level the pad area of the spread footing. Section 3.4.5 of the Foundation Report states, *Less weathered rock underlies the site at variable depth. The less weathered and unweathered rock may require blasting to achieve level bearing surfaces at the footing locations.*
5. In discussion about engineering parameters (pg. 16 of 298), the document states that low RQD zones were encountered below zones with relatively good RQD values. The document emphasizes that this was an unusual characteristic of the rock that was not portrayed in the DSD 8D Phase I Preliminary Report. Contrary to the assertion made, the characteristic of lower RQD below higher zones of RQD is found to varying degrees within all of the boring logs (B101, B102, and B103) of the Preliminary Foundation Report for Bridges 210 and 220.
6. In the summary of the As-Bid Condition, the document states that the combination of data and guarantee that the preliminary reports were to serve as a baseline provided the contractor a basis not to include contingencies for the unknown. It is our understanding, based on review of the contract and pre-bid Question and Answers, that the Design-Build Contractor was to rely only on the boring logs within DSD 8D and was allowed to perform additional pre-bid geotechnical analysis.

Evaluation of Establishment of Differing Site Condition

The definition of a Differing Site Condition is defined in Appendix 1 of the Design/Build Contract. For a non-manmade Differing Site Condition, Differing Site Conditions can be established by demonstrating the presence of *subsurface or latent physical conditions encountered at the boring locations identified in the geotechnical reports (DSDs 8D and 8E) which differ materially from those indicated for such locations therein.*

DSD 8D is identified as a Reference Document in Appendix 19 of the Design/Build Contract. Section 3.1.1 (b) of the Design/Build Contract states that the *"Contractor is not entitled to rely on and has not relied on the Reference Documents, except as specifically permitted hereunder."* Regarding permitted reliance, the definition of Differing Site Conditions states *"..., any information and analyses contained in the geotechnical reports (excluding only the boring data itself), and any information regarding site conditions which may be contained in the Reference Documents and Contract Documents shall not be considered "indicated," as such term is used in Public Contract Code section 7104. Neither such information nor Contractor's assumptions regarding Site conditions shall be relevant in determining whether a Differing Site Condition exists.*

For illustration purposes, the Boring Locations B101, B102, and B103 from the Preliminary Foundation Report are highlighted on the accompanying Exploration Map/Geologic Map from the Final Foundation Report. As can be seen, none of the borings performed for the Bridge 210/220 Foundation Report were drilled at the boring locations identified in DSD 8D or DSD 8E. The Request for Change Order has not demonstrated that subsurface or latent physical conditions were found to differ materially at the boring locations identified in DSD 8D. The basis of the claim focuses on other information regarding site conditions that is contained in the DSD 8D reports, but is not contractually relevant in determining whether Differing Site Conditions exist. Based on our review of the information presented and our understanding of the Contract, the Request for Change Order has not established that a Change of Conditions exists.



EDR® Environmental
Data Resources Inc.

"Linking Technology with Tradition"®

Sanborn® Map Report

Ship To: Bryan Page

Leighton & Associates,

3934 Murphy Canyon

San Diego, CA 92123

Order Date: 8/5/2005 **Completion Date:** 8/5/2005

Inquiry #: 1481695.3

P.O. #: NA

Site Name: Stonegate Merriam Mountain

Address: 630 Deer Springs Road

City/State: San Marcos, CA 92069

Customer Project: NA

1063881TIM 858-569-6914

Cross Streets:

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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**EDR® Environmental
Data Resources Inc**

EDR Historical Topographic Map Report

**Stonegate Merriam Mountain
630 Deer Springs Road
San Marcos, CA 92069**

Inquiry Number: 1481695.4

August 05, 2005

The Standard in Environmental Risk Management Information

**440 Wheelers Farms Road
Milford, Connecticut 06460**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com**

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property, and its surrounding area, resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable is defined as information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.* To meet the prior use requirements of ASTM E 1527-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, city directories, fire insurance maps, topographic maps, property tax files, land title records (although these cannot be the sole historical source consulted), building department records, or zoning/and use records. ASTM E 1527-00 requires *"All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful."* (ASTM E 1527-00, Section 7.3.2 page 12.)

EDR's Historical Topographic Map Report includes a search of available public and private color historical topographic map collections.

Topographic Maps

A topographic map (topo) is a color coded line-and-symbol representation of natural and selected artificial features plotted to a scale. Topos show the shape, elevation, and development of the terrain in precise detail by using contour lines and color coded symbols. Many features are shown by lines that may be straight, curved, solid, dashed, dotted, or in any combination. The colors of the lines usually indicate similar classes of information. For example, topographic contours (brown); lakes, streams, irrigation ditches, etc. (blue); land grids and important roads (red); secondary roads and trails, railroads, boundaries, etc. (black); and features that have been updated using aerial photography, but not field verified, such as disturbed land areas (e.g., gravel pits) and newly developed water bodies (purple).

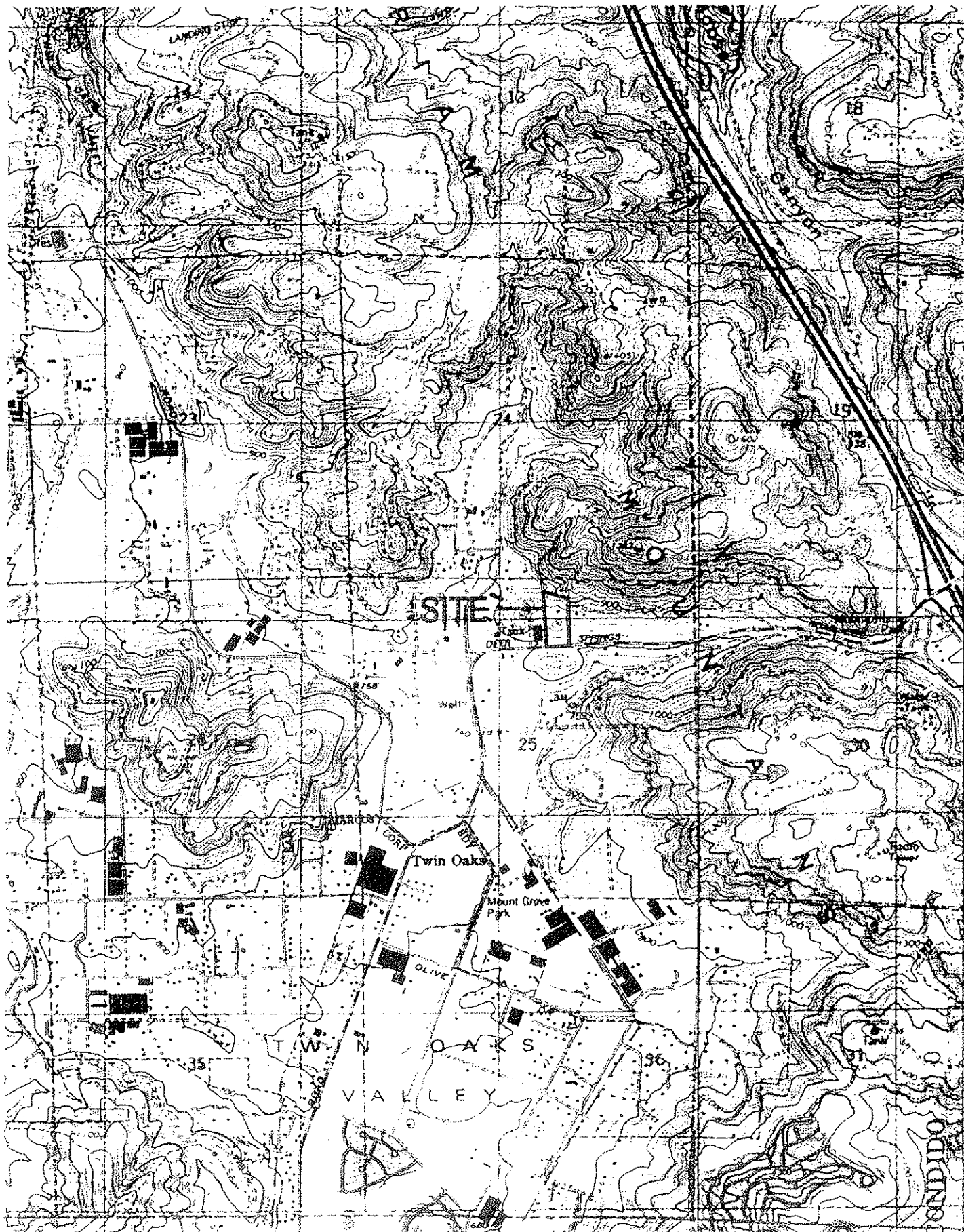
For more than a century, the USGS has been creating and revising topographic maps for the entire country at a variety of scales. There are about 60,000 U.S. Geological Survey (USGS) produced topo maps covering the United States. Each map covers a specific quadrangle (quad) defined as a four-sided area bounded by latitude and longitude. Historical topographic maps are a valuable historical resource for documenting the prior use of a property and its surrounding area, and due to their frequent availability can be particularly helpful when other standard historical sources (such as city directories, fire insurance maps, or aerial photographs) are not reasonably ascertainable.

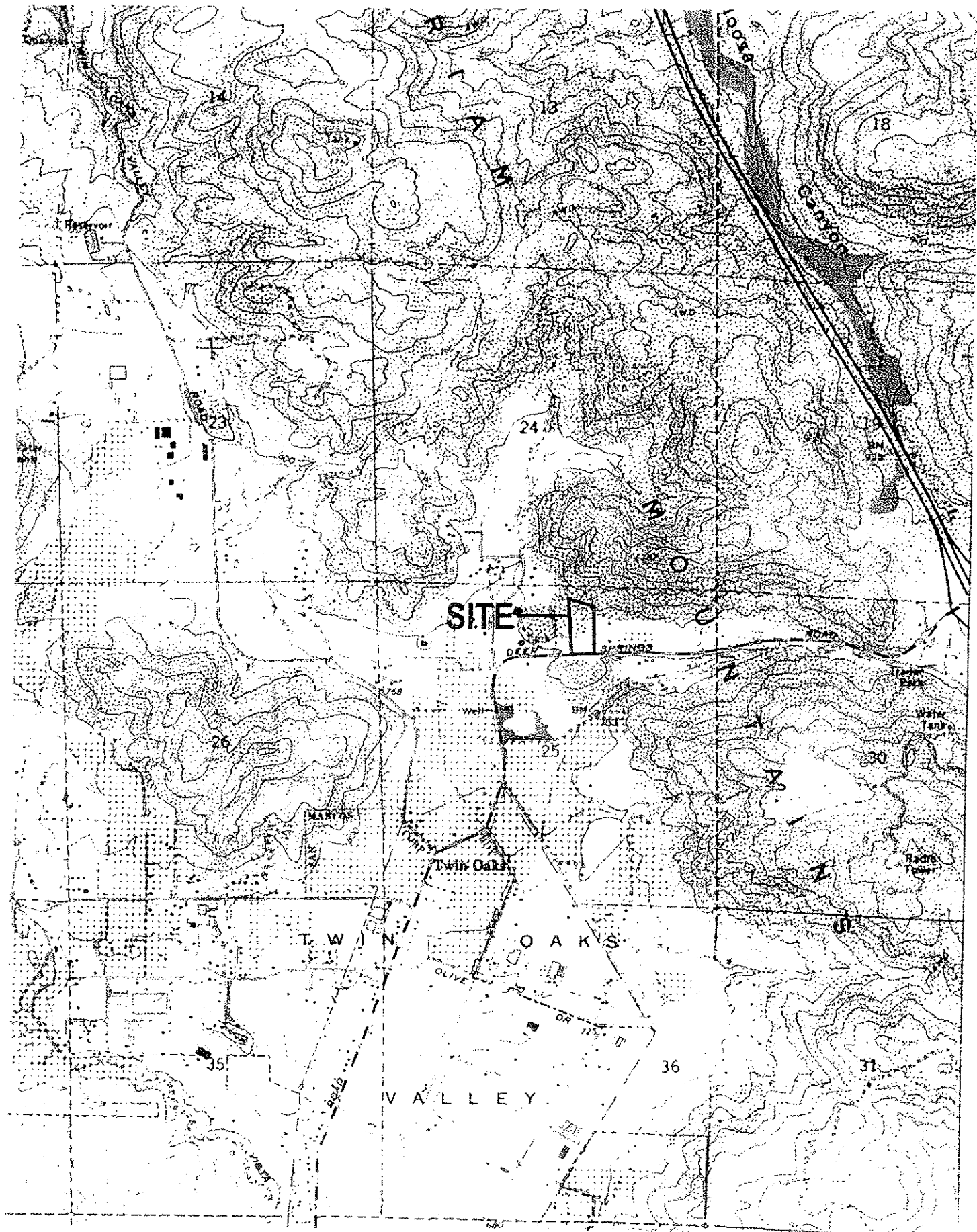
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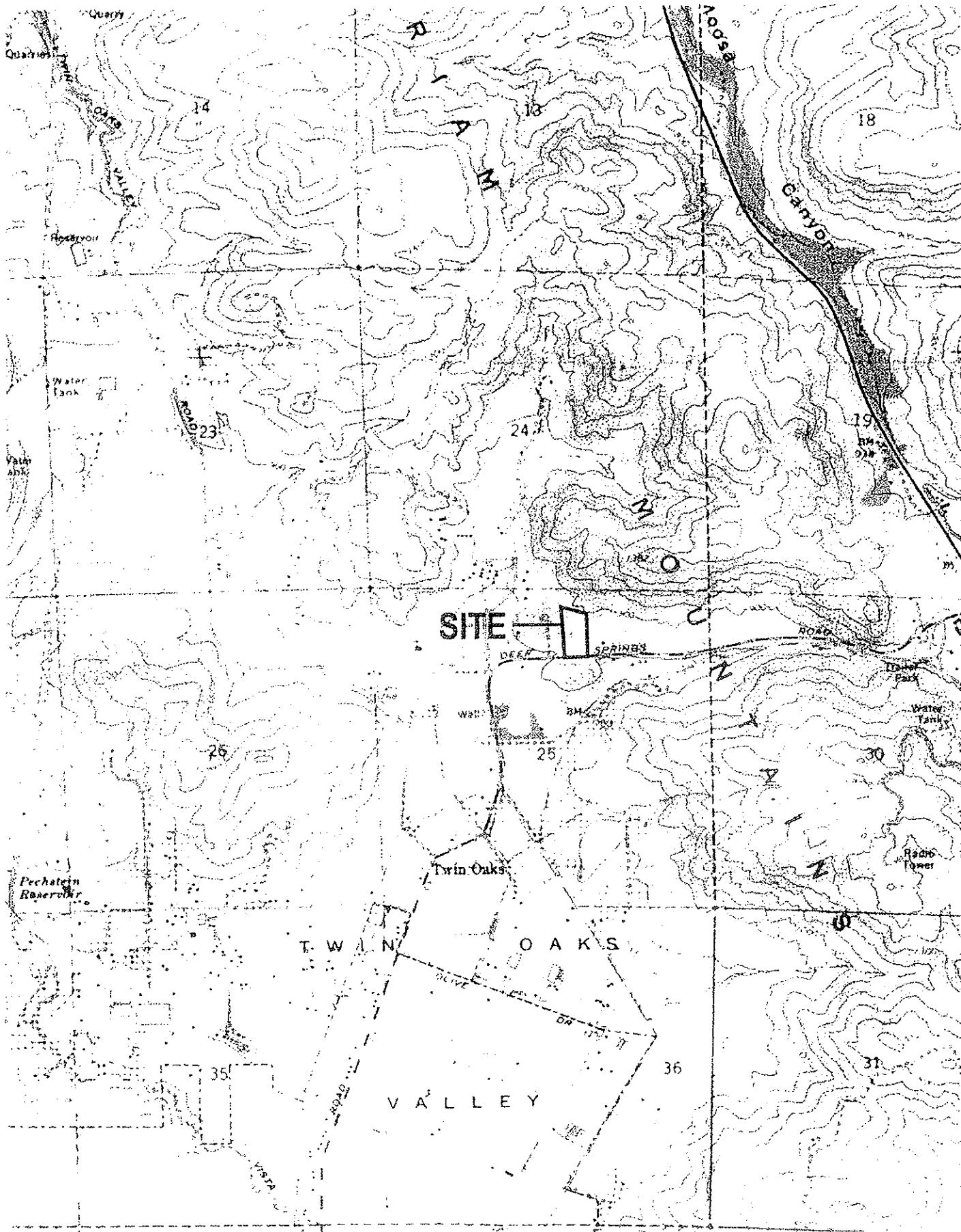
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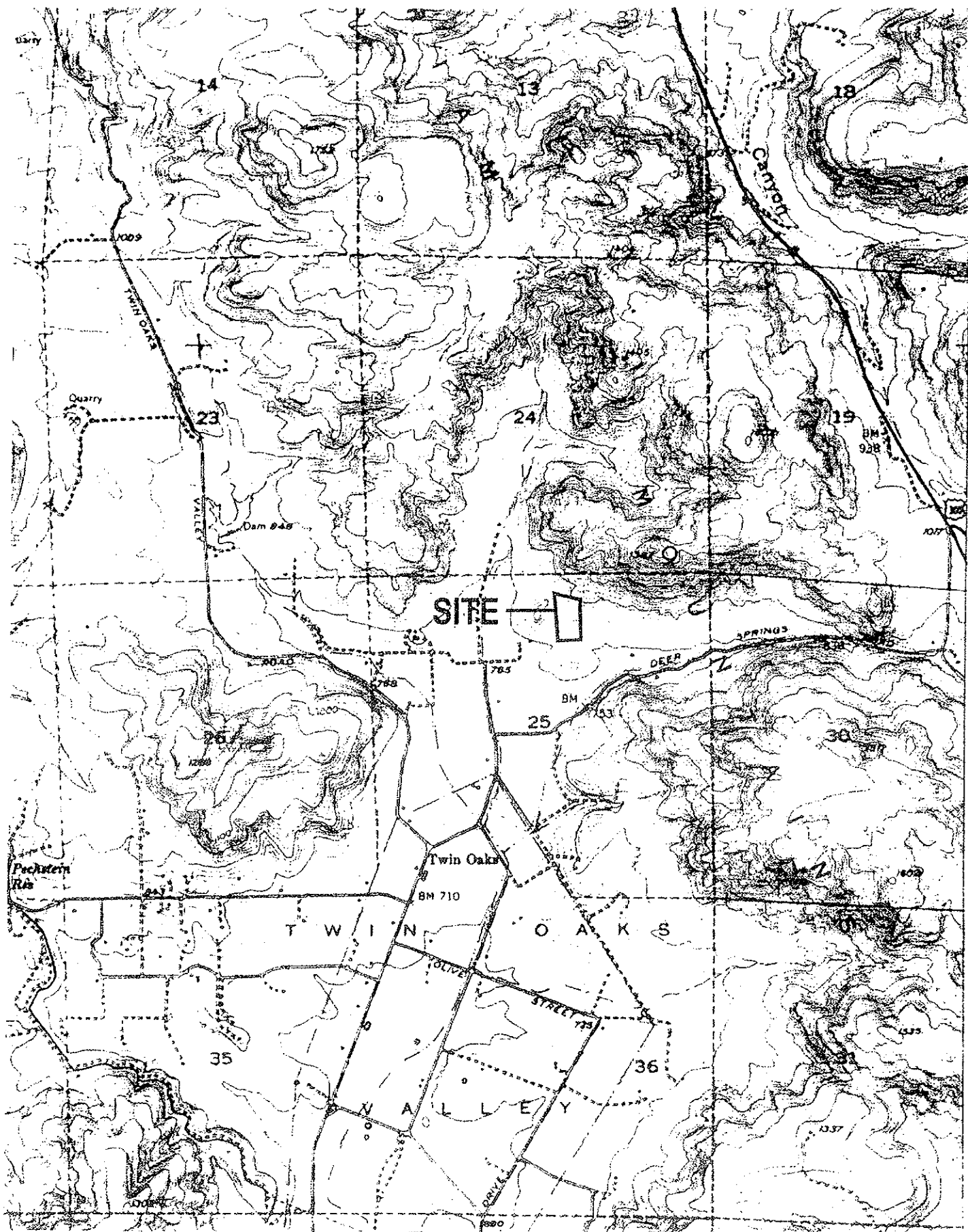
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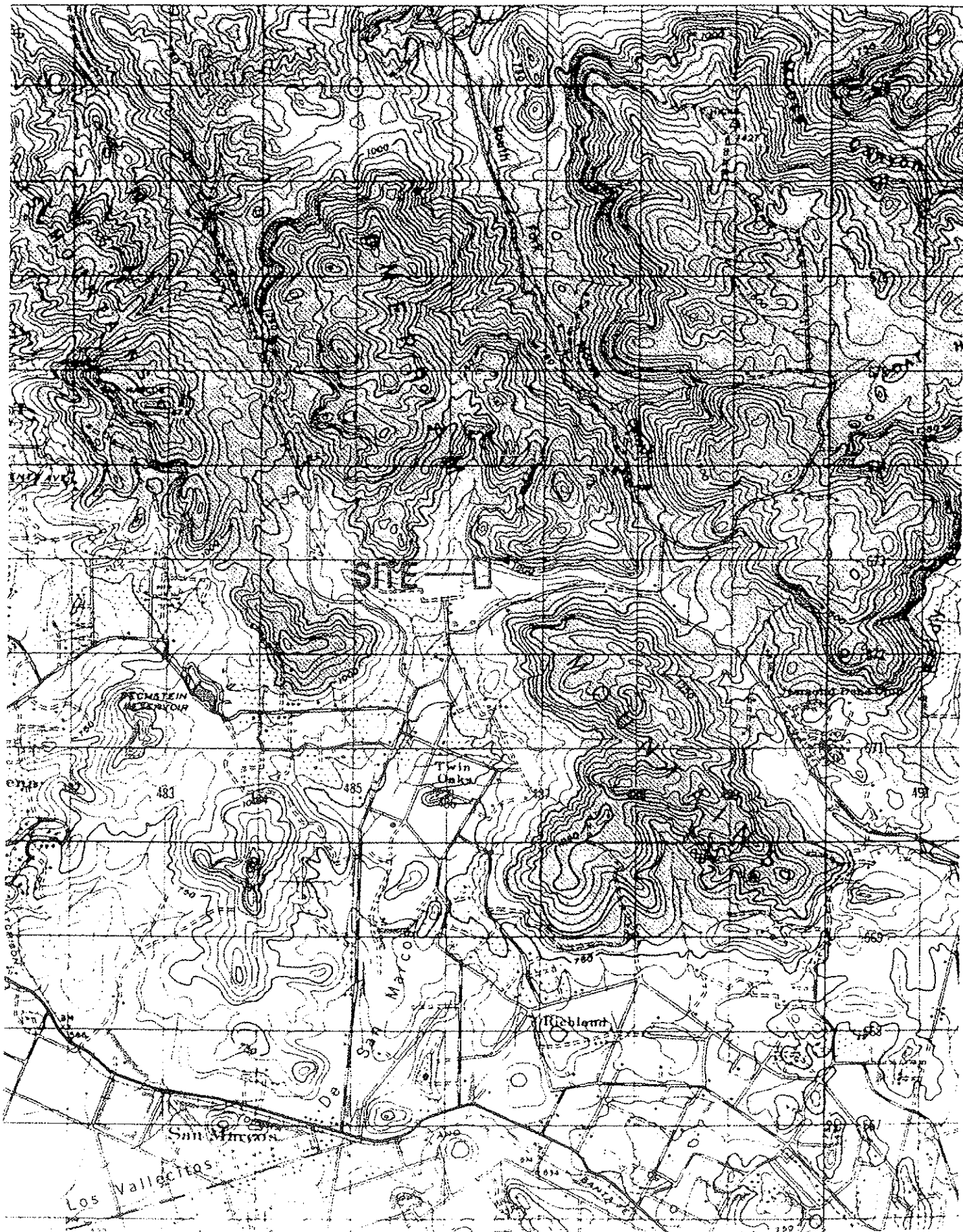
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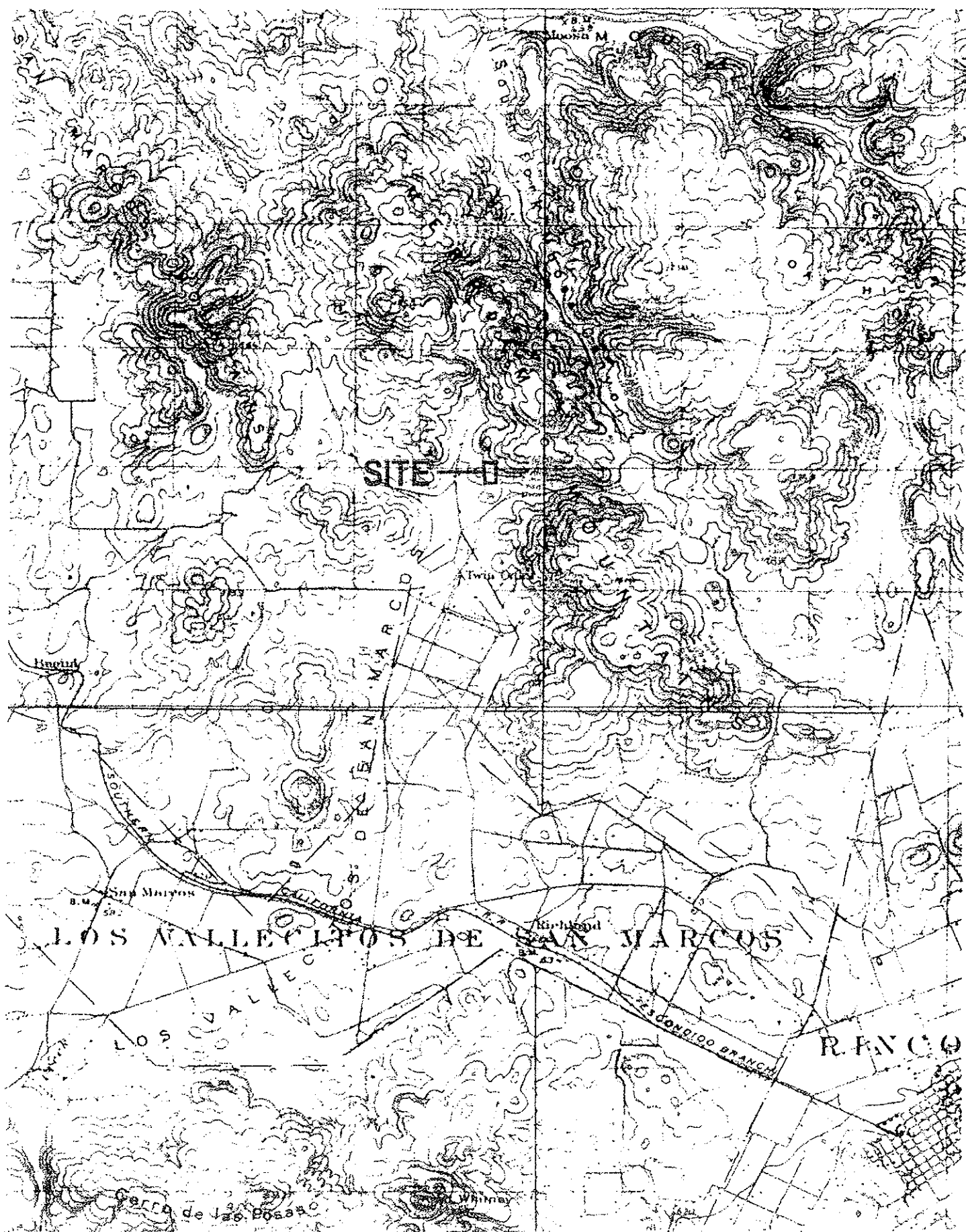


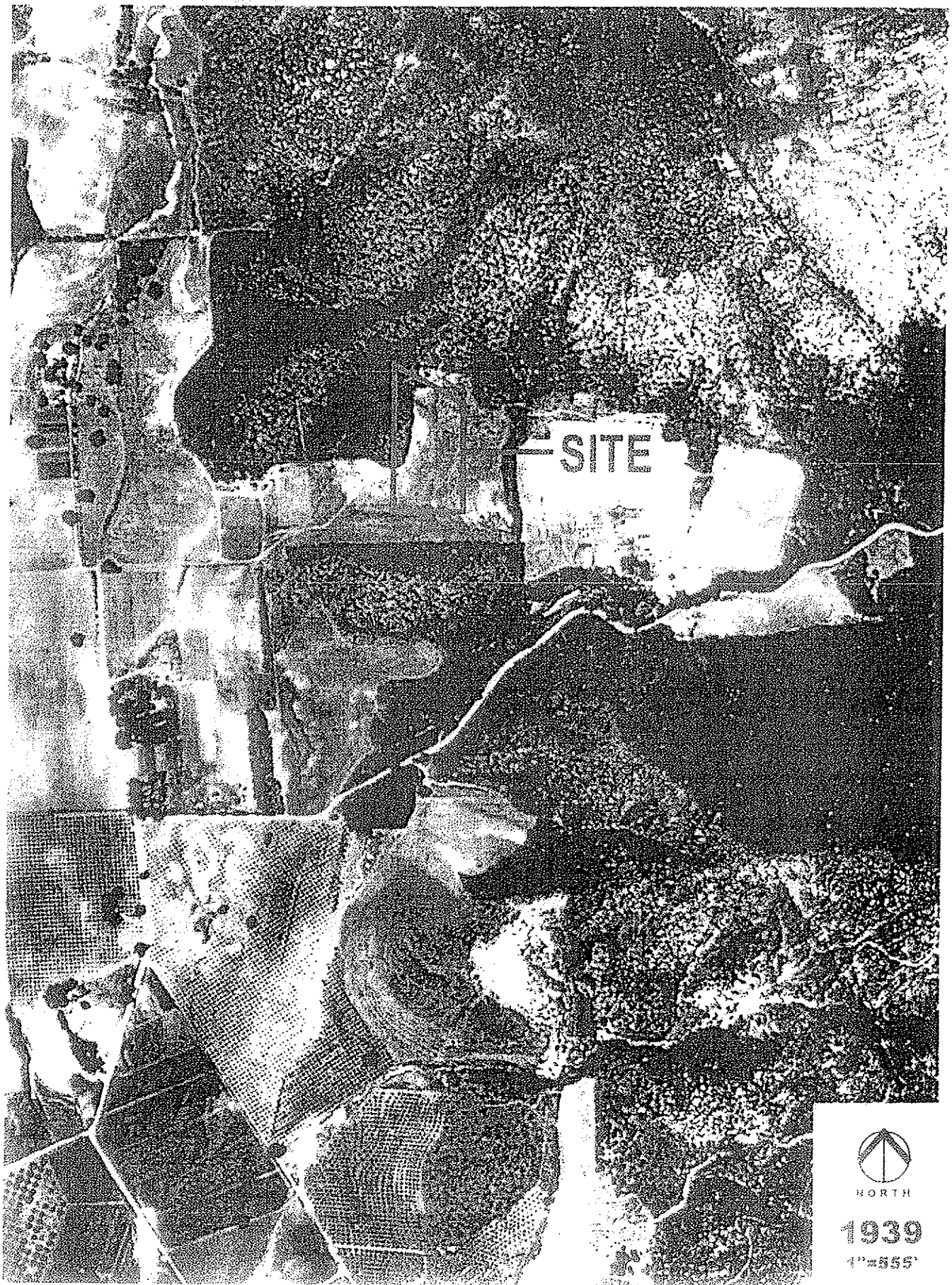












NORTH

1939

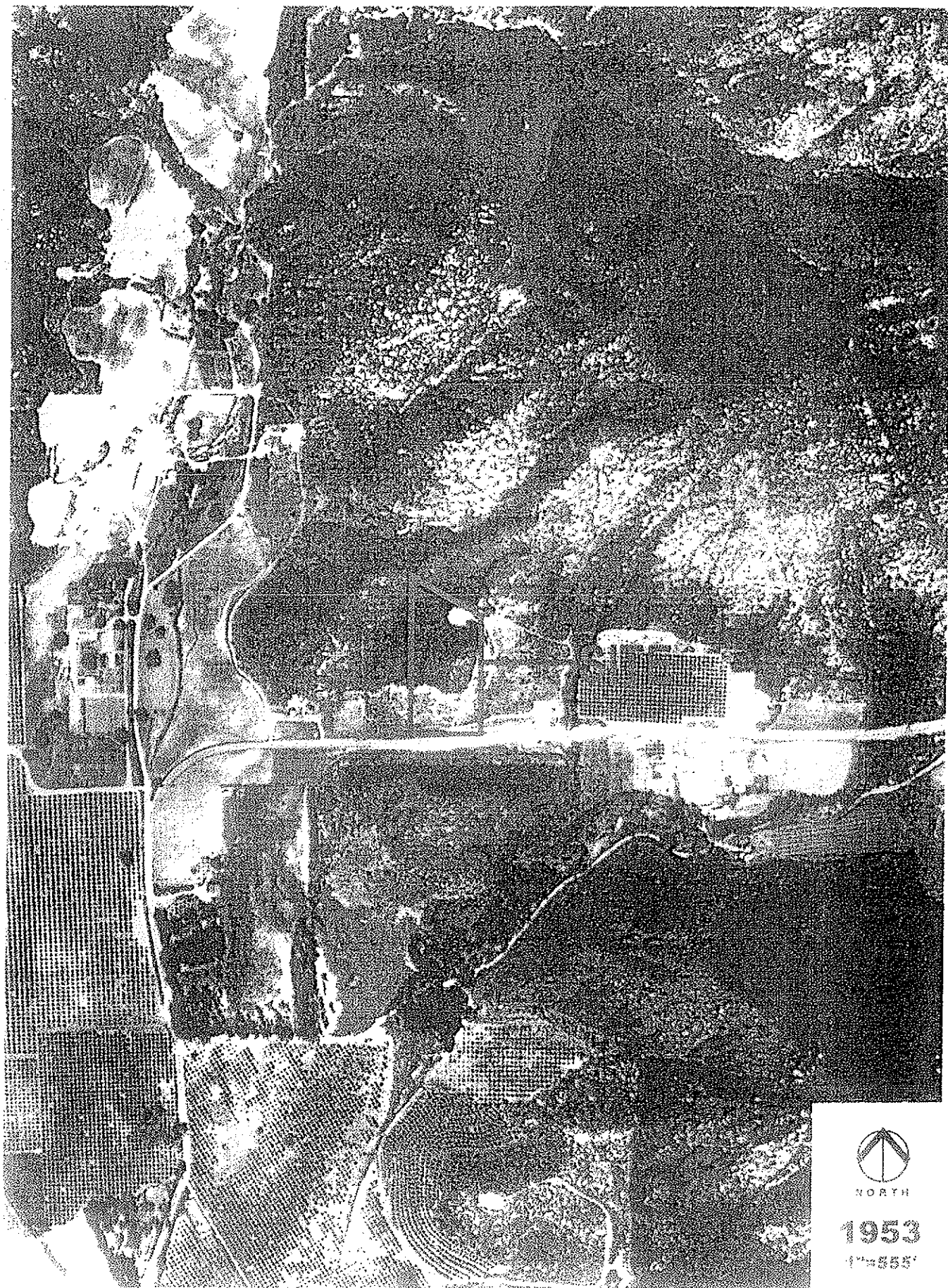
1"=555'



NORTH

1946

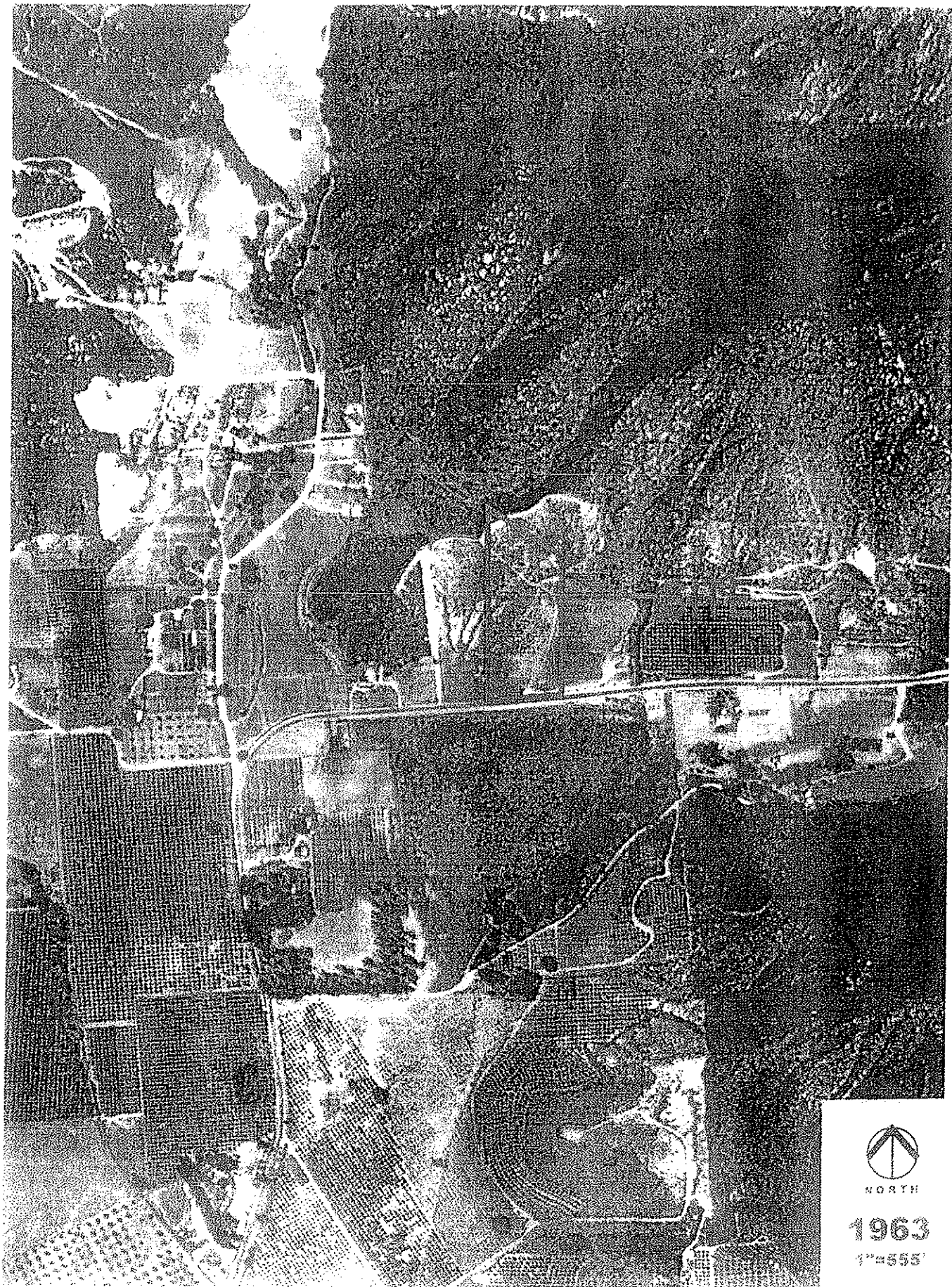
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NORTH

1953

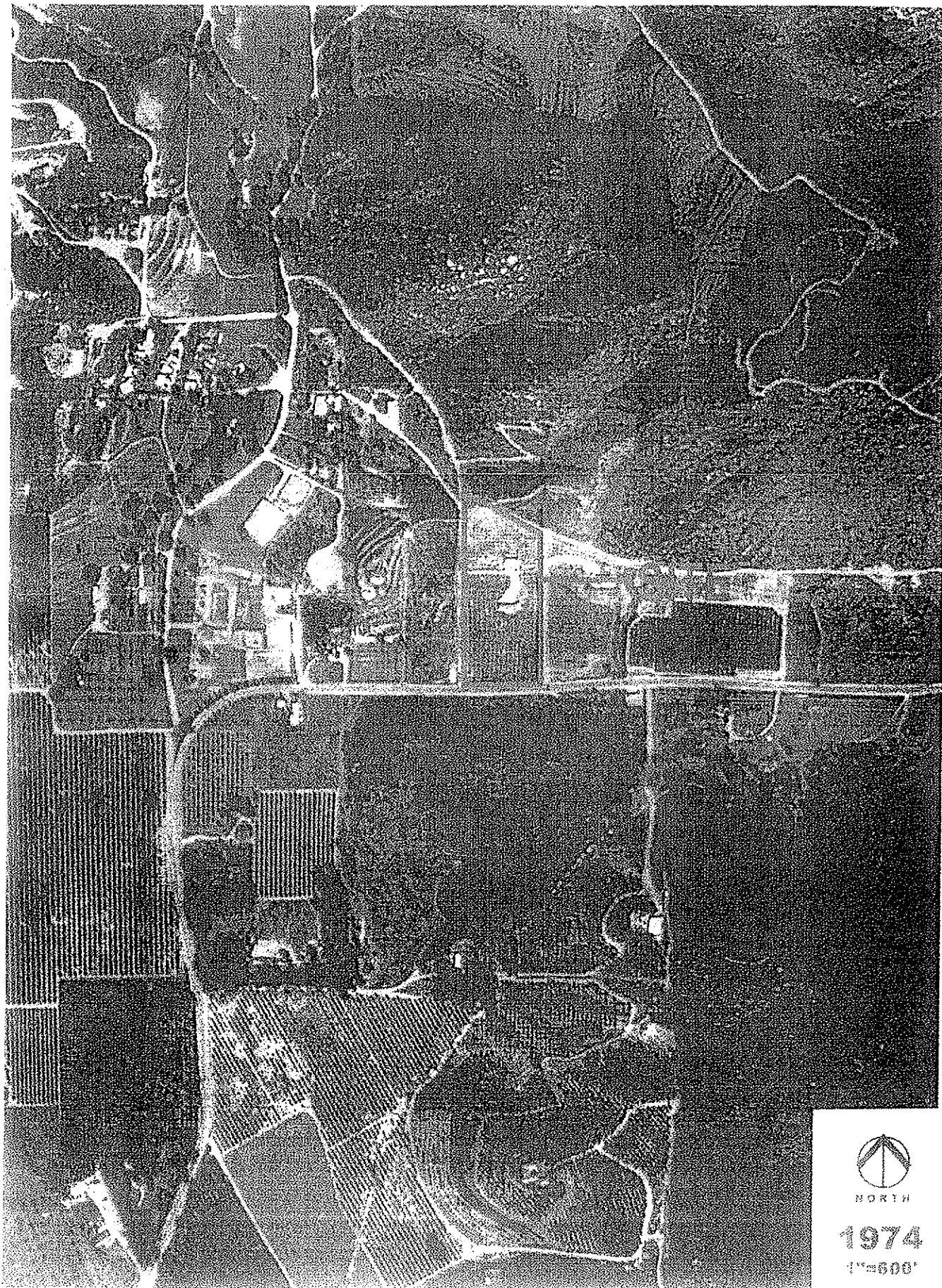
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NORTH

1963

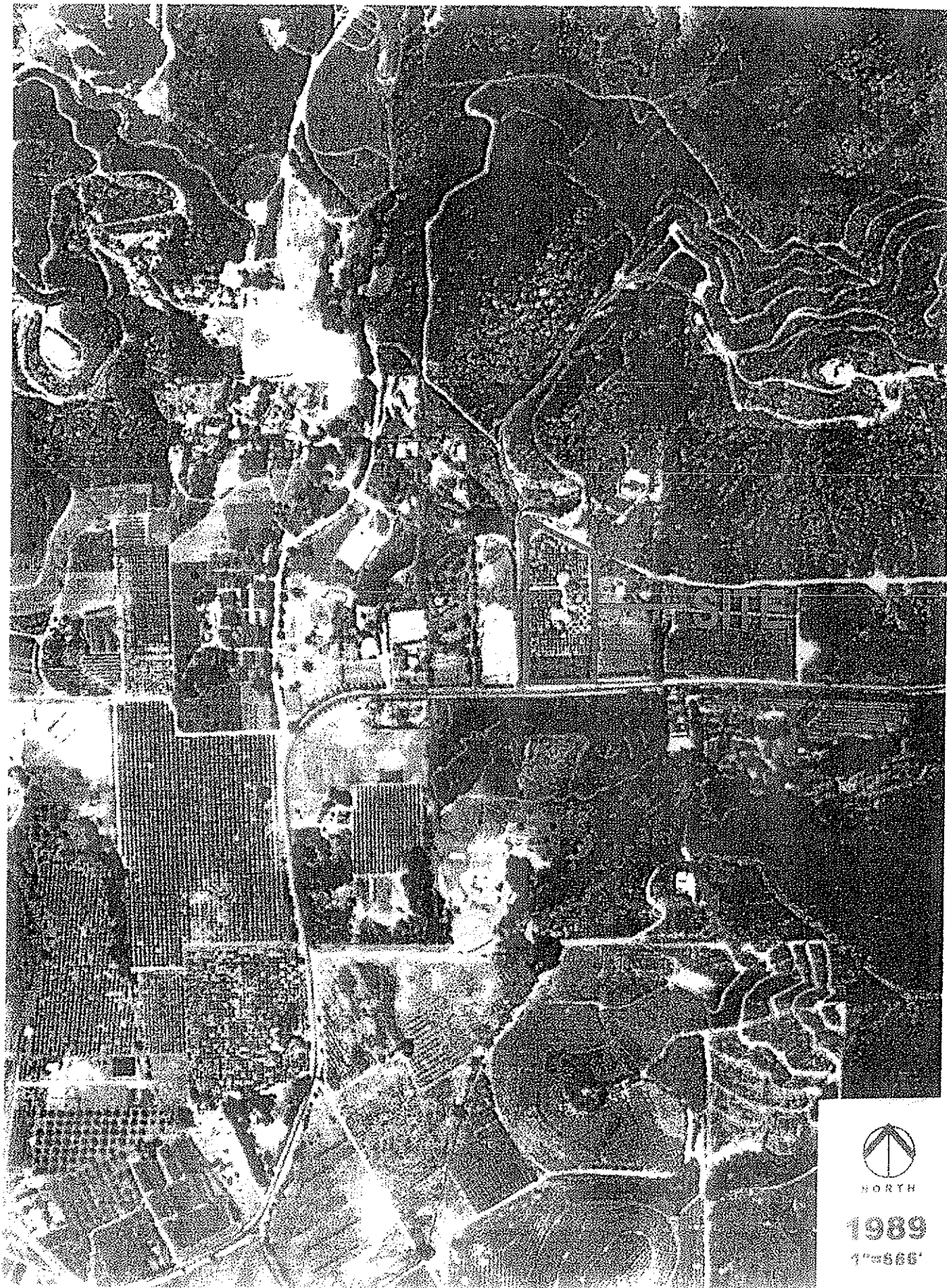
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NORTH

1974

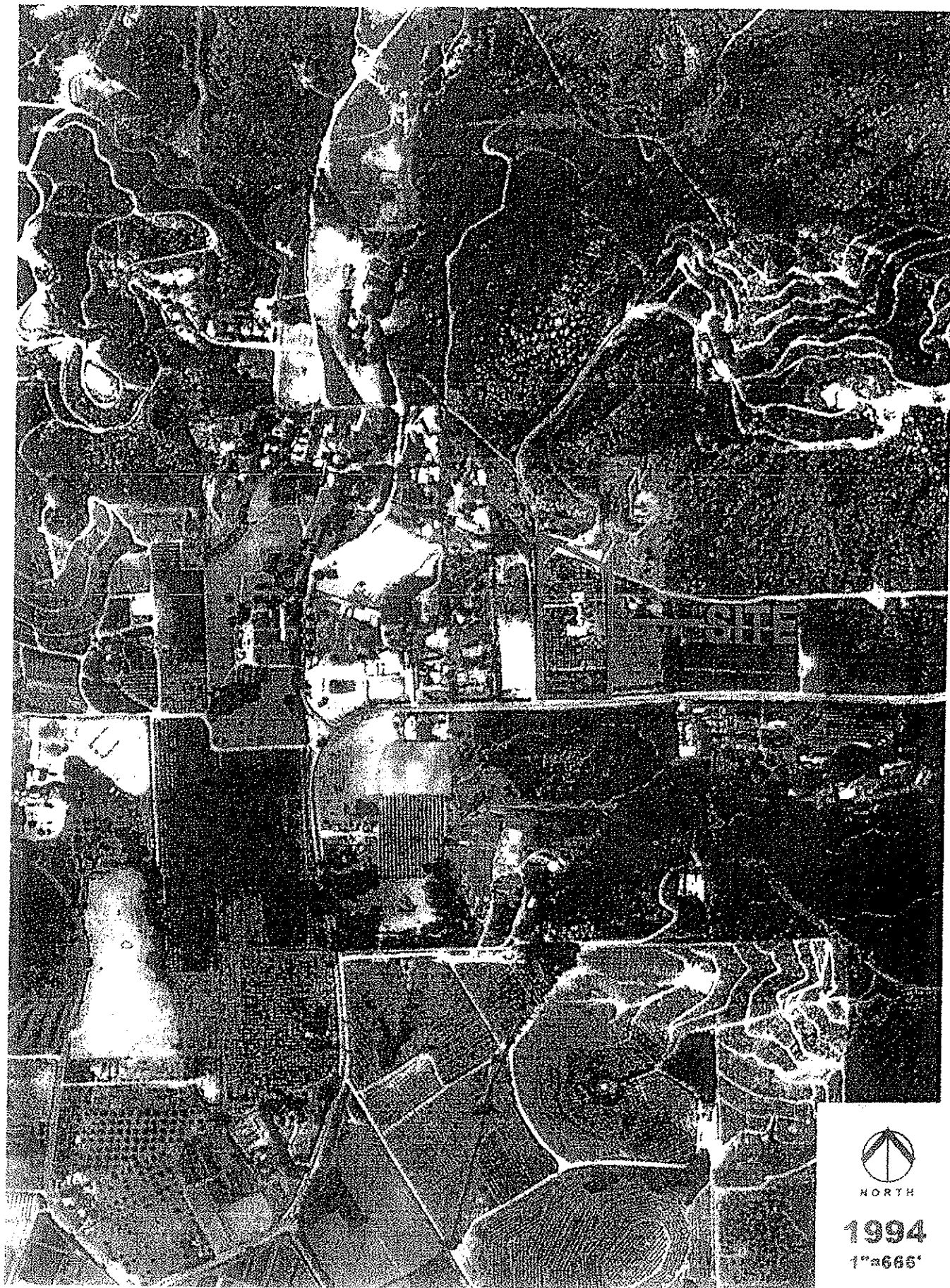
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NORTH

1989

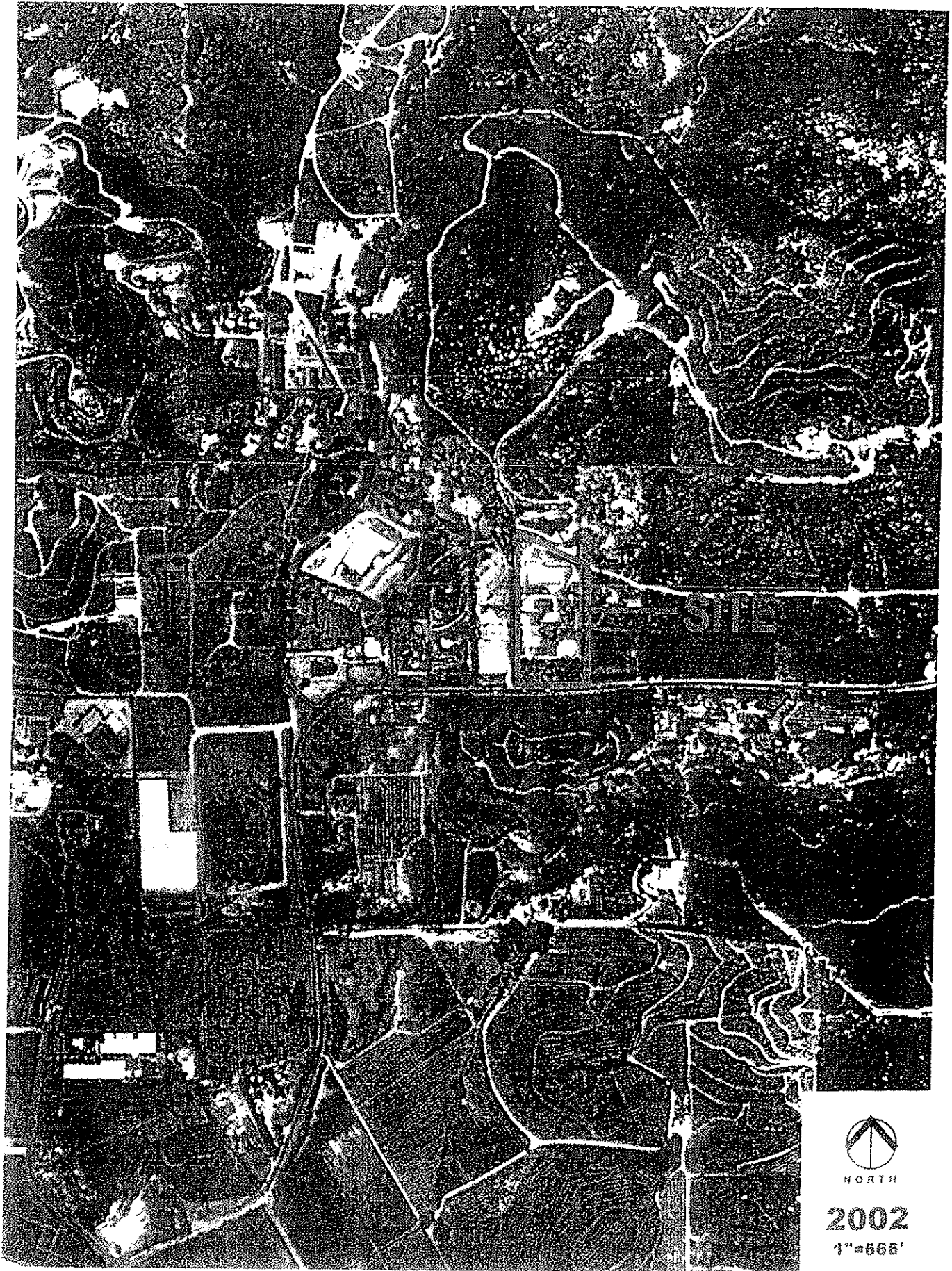
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NORTH

1994

1"=666'



NORTH

2002

1"=666'



EDR* Environmental
Data Resources Inc

The EDR-City Directory
Abstract

**Stonegate Merriam Mountain
630 Deer Springs Road
San Marcos, CA 92069**

August 09, 2005

Inquiry Number: 1481695-7

**The Standard
In Environmental
Risk Management
Information**

**440 Wheelers Farms Road
Milford, Connecticut 06460**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802**

Environmental Data Resources, Inc.

City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-00 requires *"All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful."* (ASTM E 1527-00, Section 7.3.2, page 12.)

EDR's City Directory Abstract includes a search and abstract of available city directory data.

City Directories

City directories have been published for cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Twentieth century directories are generally divided into three sections: a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business (if unclear from the name). While city directory coverage is comprehensive for major cities, it may be spotty for rural areas and small towns. ASTM E 1527-00 specifies that a *"review of city directories (standard historical sources) at less than approximately five year intervals is not required by this practice."* (ASTM E 1527-00, Section 7.3.2.1, page 12.)

NAICS (North American Industry Classification System) Codes

NAICS is a unique, all-new system for classifying business establishments. Adopted in 1997 to replace the prior Standard Industry Classification (SIC) system, it is the system used by the statistical agencies of the United States. It is the first economic classification system to be constructed based on a single economic concept. To learn more about the background, the development and difference between NAICS and SIC, visit the following Census website: <http://www.census.gov/epcd/www/naicsdev.htm>.

Please call EDR Nationwide Customer Service at
1-800-352-0050 (8am-8pm EST)

with questions or comments about your report.

Thank you for your business!

Disclaimer - Copyright and Trademark Notice

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4. SUMMARY

- ***City Directories:***

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1970 through 2005. (These years are not necessarily inclusive.) A summary of the information obtained is provided in the text of this report.

Date EDR Searched Historical Sources:
City Directories Aug 09, 2005

Target Property:
630 Deer Springs Road
San Marcos, CA 92069

<u>PUR ID</u>			<u>NAICS</u>	<u>Source</u>
<u>Year</u>	<u>Uses</u>			
--				
1970	Street not listed in research source.		N/A	Haines Criss-Cross Directory
--				
1975	Street not listed in research source.		N/A	Haines Criss-Cross Directory
--				
1980	Street not listed in research source.		N/A	Haines Criss-Cross Directory
--				
1985	Address not Listed in Research Source		N/A	Haines Criss-Cross Directory
--				
1990	Residence			Haines Criss-Cross Directory
--				
1995	Residence			Haines Criss-Cross Directory
--				
2000	Residence			Haines Criss-Cross Directory
--				
2005	Residence			Haines Criss-Cross Directory

Adjoining Properties

SURROUNDING
Deer Springs Road
San Marcos, CA 92069

<u>PUR ID</u>			<u>NAICS</u>	<u>Source</u>
<u>Year</u>	<u>Uses</u>			
1970	Street not listed in research source.		N/A	Haines Criss-Cross Directory
1975	Street not listed in research source.		N/A	Haines Criss-Cross Directory
1980	Street not listed in research source.		N/A	Haines Criss-Cross Directory
1985	Address not Listed in Research Source		N/A	Haines Criss-Cross Directory
1990	<u>**Deer Springs Road**</u>			
	Residence (585)			Haines Criss-Cross Directory
	Residence (610)			
	Residence (628)			
	Residence (636)			
	Residence (640)			
	Residence (684)			
1995	<u>**Deer Springs Road**</u>			
	Residence (585)			Haines Criss-Cross Directory
	Residence (610)			

<u>PUR ID</u>	<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
	1995 (continued)	Residence (628)		
		Residence (636)		
		Residence (640)		
		Residence (684)		
2000		<u>**Deer Springs Road**</u>		
		Residence (585)		Haines Criss-Cross Directory
		Residence (610)		
		Residence (628)		
		Residence (636)		
		Residence (640)		
		Residence (684)		
2005		<u>**Deer Springs Road**</u>		
		Residence (585)		Haines Criss-Cross Directory
		Residence (610)		
		Residence (628)		
		Residence (636)		
		Residence (640)		
		Residence (684)		

APPENDIX D

RECORDS OF COMMUNICATION



Leighton and Associates, Inc.

A LEIGHTON GROUP COMPANY

Phase I ESA Owner/Site Contact Interview Form

Interviewee Name: Paul Smith Title: _____
Address: 630 DEER SPRINGS ROAD SAN MARCOS, CA 92069
Phone: 760-510-3224
Relationship to Property: Owner
Name and Address of Owner of the Property: PAUL & CATHLEEN SMITH
Date of Ownership: 5/99 Site Name: _____
Property Address: 630 DEER SPRINGS RD., SAN MARCOS, CA 92069
Previous Street Names/Numbers: _____
General Business Type/Present Property Use: RESIDENTIAL
182-040-049
Assessor Parcel Number: 4 056 Acreage: 7.5 Total # of buildings: 3
Grand Total Square Footage: Approx 2400 sq ft Date Built: EARLY 70's
Poss Hay/Rack Area
Past Property Uses (include dates): LEMON / ORANGE GROVE ; DATES??
Source of Potable Water Supply (municipal/groundwater wells): VALECROS WATER DISTRICT
Sewage Disposal (municipal/septic) (provide name of utility): SEPTIC
Means of Heating/Cooling (gas, electric, heating oil, etc.): ELECTRIC
Fuel Source for Heating/Air Conditioning (provide name of utility): SDG&E
Waste/Trash removal (provide name of company): EDCO
Neighboring Property Types (commercial/industrial/residential): RESIDENTIAL ; NURSERY
Current Uses of Adjoining Properties: North: RESIDENTIAL
South: DEER SPRINGS ROAD
East: RESIDENTIAL
West: VACANT LAND & NURSERY

ARE THERE NOW, OR HAVE THERE BEEN IN THE PAST, ANY OF THESE ITEMS ONSITE OR ON ADJACENT PROPERTIES:

ITEM	YES	NO	UNCL	ADJACENT PROPERTY
Hazardous Materials		✓		
Hazardous Waste		✓		
MSDS Sheets		✓		
Underground Storage Tanks		✓		
Aboveground Storage Tanks		✓		
Vent Pipes, fill pipes, or access ways indicating a fill pipe to an underground storage area		✓		
Odors		✓		
Drums		✓		
Electrical or hydraulic equipment known to contain PCBs		✓		
Stained soil or surfaces		✓		
Drains		✓		
Sumps		✓		
Clarifier		✓		
Pits, ponds, or lagoons		✓		
Stressed vegetation		✓		
Areas for dumping solid waste (landfill)		✓		
Wastewater		✓		
Wells (oil or gas)		✓		
Septic Systems <i>RESIDENCE SEPTIC TANK</i>	✓			
Fill Material (if fill material is on site, please state source of fill)		✓		

ADDITIONAL QUESTIONS:	YES	NO	UNK	REMARKS
Has the Site been used as any of the following: gas station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? If so, state which type of facility.		✓		
Are you aware of any regulatory compliance audit reports, geotechnical reports, Phase I Environmental Site Assessments, or Phase II Environmental Site Assessments, or soil sampling reports prepared for the Site?		✓		
Do you know of any notices or correspondence from any government agency relating to past or current violations of environmental laws with respect to the Site or relating to environmental liens encumbering the Site?		✓		
Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Site?		✓		
Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?		✓		
Do you know of any environmental concerns associated with the Site? If so please state in remarks column.		✓		
Do you know of any environmental concerns associated with any adjacent or nearby properties? If so please state in remarks column.		✓		

Current Property Owner's Time Period of Ownership:

5/99 to Current

Property Utilization During Ownership (if farmed, state if irrigated or dry farmed):

HORSESS

Residential WITH

Name and Address of Past Owner:

Bill and Marie Anderson

Additional Comments:

Preparer presents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or omitted.

Signature

Date

8/03/05



California Regional Water Quality Control Board
San Diego Region
PUBLIC RECORDS ACCESS REQUEST FORM



1. Requestor Information

Requester Name: <u>Bryan Page</u>			
Organization: <u>Leighton Consulting</u>			
Address: <u>3934 Murphy Canyon Rd Ste. B205</u>			
City: <u>SD</u>	State: <u>CA</u>	Zipcode: <u>92123</u>	E-Mail Address: <u>bpage@leightonconsulting.com</u>
Daytime Phone: <u>858 268 1370</u>	Cell Phone: <u>X 103</u>	Fax: <u>858 292 0071</u>	

2. Request For Appointment to Inspect Regional Board Records

Date of Request (The date you submitted this form to the Regional Board)	Day and Appointment Time for Record Review (optional - You may specify the day of the week and appointment time that works best for you)	SELECT A DAY HERE Preferred day of the week	SELECT A TIME Preferred Time
For Regional Board Office Use Only			
Request Form Received by: Phone <input type="checkbox"/> Mail <input type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Walk-In <input type="checkbox"/>			
Date Form Received _____ RWQCB Staff Initials: _____	Date Requester Contacted: _____ RWQCB Staff Initials: _____	Date / Time of Appointment: _____ RWQCB Staff Initials: _____	
Date Copies Requested _____ RWQCB Staff Initials: _____	Copy Fee: _____ Check #: _____ RWQCB Staff Initials: _____	Date Copies Mailed: _____ RWQCB Staff Initials: _____	

3. Description of Public Records Requested

Record 1

Agency/ Owner Name (if known): <u>Smith</u>	Facility Name (if known): _____
Facility Address (if known): <u>630 Deer Springs Rd</u>	
City (if known): <u>San Marcos</u>	State: <u>CA</u> Zipcode (if known): <u>92069</u>
Public Record Subject (if known): SELECT A SUBJECT FROM LIST HERE	
Time Period (if known): Please specify either "Most current volume of record" or what portion of record in terms of approximate start date (month/year) and approximate end date (month/year) you are interested in. Most current volume of record: <input type="checkbox"/> or Start Date (mm/yyyy): _____ and End Date (mm/yyyy): _____	
Additional Information: If a particular document is required, it should be identified precisely, preferably by date and title. If you cannot identify a specific record clearly explain your needs. <u>Environmental Assessment</u>	
For Regional Board Office Use Only	Records Located: <input type="checkbox"/> File Records Not Located: <input type="checkbox"/> Records Exempt From Public Review: <input type="checkbox"/>



County of San Diego

GARY W. ERBECK
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(619) 338-2222 FAX (619) 237-8447
1-800-253-9933

RICHARD HAAS
ASSISTANT DIRECTOR

OFFICE USE ONLY

File # _____

Request# _____

No Records _____

REQUEST TO REVIEW PUBLIC RECORDS FOR THE SITE ASSESSMENT AND MITIGATION PROGRAM AND HAZARDOUS MATERIALS DIVISION

Bryan Page
Staff Environmental Scientist

Requestor Name: _____

Phone: () _____

Company Name: _____

Mailing Address: _____



Leighton Consulting, Inc.
A LEIGHTON GROUP COMPANY

3934 Murphy Canyon Road, B205
San Diego, CA 92123-4425
(858) 268-1370
(858) 405-4186 cell
(858) 292-0771 fax
bpage@leightonconsulting.com

A request is hereby made **GEOTECHNICAL | ENVIRONMENTAL | INSPECTION** from the DEH website at www.sdcounty.ca.gov/deh/. Separate forms are needed for each address. Fax your completed form to the Public Records Program at (619) 237-8447 or attach completed form and e-mail to Attn: Public Records Program. The following information is required so that our files may be accurately searched:

Exact Address (Street, City and Zip Code) _____

or 182-040-49-00

Assessor's Parcel Number

Optional information (Establishment Permit Number, business name, etc.) _____

If you indicate the purpose of your search, it will help us identify all the public records you may wish to review. If you know the program file you want to review, please check below:

☒ Environmental Assessment Phase I/II

☒ Purchasing/Selling Property

☒ Hazardous Materials Permit & Underground Storage Tank Files

☒ Site Assessment and Mitigation Release(s)

☒ SAM Closure Letter/Report

☐ Other

OFFICE USE ONLY BELOW THIS LINE

Inactive File # _____	Iron Mtn # _____	# _____	# _____	# _____
-----------------------	------------------	---------	---------	---------

Files reviewed by: _____ of _____ Date: ____/____/____

Files copied for: _____ of _____ Date: ____/____/____

Request cancelled by: _____ Date: ____/____/____

Photocopies _____ Cost _____ Picked up/mailed on _____ By _____

DEH complies fully with the California Public Records Act and the Federal Freedom of Information Act. Every properly completed request will be processed in the order it is received. After the files you have requested are retrieved from storage, an appointment will be scheduled so that you may review DEH records. Photocopies of file items may be requested. A fee of \$15 per page is charged to cover cost of copies.

A search for DEH records checked above has been conducted and NO RECORDS for the address you requested were found.

Signature

Title

Date



RICHARD HAAS
ASSISTANT DIRECTOR

**REQUEST TO REVIEW PUBLIC RECORDS FOR THE
SITE ASSESSMENT AND MITIGATION PROGRAM AND HAZARDOUS MATERIALS DIVISION**

3934 Murphy Canyon Road, B205
San Diego, CA 92123-4425
(858) 268-1370
(858) 405-4186 cell
(858) 292-0771 fax
bpage@leightonconsulting.com

EH (Rev. 04/04)



County of San Diego


GARY W. ERBECK
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 129261, SAN DIEGO, CA 92192-0261
(619) 337-8333 FAX (619) 337-8447
1-800-283-9333

RICHARD WAAS
ASSISTANT DIRECTOR

OFFICE USE ONLY	
File #	
Request #	8-30
No Records	<input checked="" type="checkbox"/>

REQUEST TO REVIEW PUBLIC RECORDS FOR THE SITE ASSESSMENT AND MITIGATION PROGRAM AND HAZARDOUS MATERIALS DIVISION

Requester Name: _____	Bryan Page Self Environmental Scientist	
Phone: _____		
Company Name: _____		
Mailing Address: _____	 Leighton Consulting, Inc. <small>a PHILMMA GROUP COMPANY</small> 3934 Murphy Canyon Road, #208 San Diego, CA 92123-4418 (619) 204-1370 (619) 406-4168 cell (619) 282-0771 fax bpage@leighconsulting.com	

A request is hereby made from the DEH website at www.sdcountry.ca.gov/deh/. Separate forms are needed for each address. Fax your completed form to the Public Records Program at (619) 237-8447 or attach completed form and e-mail to Attn: Public Records Program. The following information is required so that our files may be accurately searched:

Exact Address (Street, City and Zip Code) _____

Assessor's Parcel Number 182-040-49-00

Optional Information (Establishment Permit Number, business name, etc.) _____

If you indicate the purpose of your search, it will help us identify all the public records you may wish to review. If you know the program file you want to review, please check below:


- | | |
|---|---|
| <input checked="" type="checkbox"/> Environmental Assessment Phase III | <input checked="" type="checkbox"/> Site Assessment and Mitigation Release(s) |
| <input checked="" type="checkbox"/> Purchasing/Selling Property | <input checked="" type="checkbox"/> SAM Closure Letter/Report |
| <input checked="" type="checkbox"/> Hazardous Materials Permit & Underground Storage Tank Files | <input type="checkbox"/> Other _____ |

OFFICE USE ONLY BELOW THIS LINE

Inactive File # _____	Iron Min # _____	# _____	# _____	# _____
Files reviewed by: _____ of _____	Date: <u>1</u> / <u>1</u> / _____			
Files copied for: _____ of _____	Date: <u>1</u> / <u>1</u> / _____			
Request cancelled by: _____	Date: <u>1</u> / <u>1</u> / _____			
Photocopies _____	Cost _____	Picked up/mailed on _____	By _____	

DEH complies fully with the California Public Records Act and the Federal Freedom of Information Act. Every properly completed request will be processed in the order it is received. After the files you have requested are retrieved from storage, an appointment will be scheduled so that you may review DEH records. Photocopies of file items may be requested. A fee of \$1.15 per page is charged to cover cost of copies.

A search for DEH records checked above has been conducted and NO RECORDS for the address you requested were found.


Signature

Records
Title

8.5.05
Date



County of San Diego

GARY W. EMBECK
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 128361, SAN DIEGO, CA 92112-1281
(619) 310-3333 FAX (619) 337-8447
1-800-253-0033

RICHARD HAAS
ASSISTANT DIRECTOR

OFFICE USE ONLY	
File #	
Request #	8-31
No Records	<input checked="" type="checkbox"/>

REQUEST TO REVIEW PUBLIC RECORDS FOR THE SITE ASSESSMENT AND MITIGATION PROGRAM AND HAZARDOUS MATERIALS DIVISION

Requestor Name: _____
Phone: () _____
Company Name: _____
Mailing Address: _____

Bryan Page
Staff Environmental Scientist


Laird Consulting, Inc.
A LUCIDUS GROUP COMPANY

3634 Murphy Canyon Road, #208
San Diego, CA 92123-4415
(619) 208-1370
(619) 405-4100 ext
(619) 283-0771 fax
bpage@lairdconsulting.com

A request is hereby made from the DEH website at www.sdcountry.ca.gov/deh/. Separate forms are needed for each address. Fax your completed form to the Public Records Program at (619) 237-8447 or attach completed form and e-mail to Attn: Public Records Program. The following information is required so that our files may be accurately searched:

Exact Address (Street, City and Zip Code)

Assessor's Parcel Number

Optional information (Establishment Permit Number, business name, etc.)

If you indicate the purpose of your search, it will help us identify all the public records you may wish to review. If you know the program file you want to review, please check below:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Environmental Assessment Phase I/II | <input checked="" type="checkbox"/> Site Assessment and Mitigation Release(s) |
| <input checked="" type="checkbox"/> Purchasing/Selling Property | <input checked="" type="checkbox"/> SAM Closure Letter/Report |
| <input checked="" type="checkbox"/> Hazardous Materials Permit & Underground Storage Tank Files | <input type="checkbox"/> Other |

OFFICE USE ONLY BELOW THIS LINE

Inactive File #	Iron Mtn #	#	#	#
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Files reviewed by: _____ of _____ Date: ____/____/____

Files copied for: _____ of _____ Date: ____/____/____

Request cancelled by: _____ Date: ____/____/____

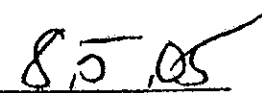
Photocopies _____ Cost _____ Picked up/mailed on _____ By _____

DEH complies fully with the California Public Records Act and the Federal Freedom of Information Act. Every properly completed request will be processed in the order it is received. After the files you have requested are retrieved from storage, an appointment will be scheduled so that you may review DEH records. Photocopies of file items may be requested. A fee of \$15 per page is charged to cover cost of copies.

A search for DEH records checked above has been conducted and NO RECORDS for the address you requested were found.


Signature


Title


Date

SAN DIEGO AIR POLLUTION CONTROL DISTRICT

REQUEST FOR PUBLIC RECORDS

Date:

8/4/05

Name:

Bryan Page

Agency: Leighton Consulting, Inc.

Address: 3934 Murphy Canyon Rd., B205

City: San Diego

State: CA

Zip: 92123

Phone: (858) 569-6914

Fax: (858)

~~268-9459~~ 292-0771

I request to inspect the following Public Records (please be specific): for environmental site

assessment purposes

for the address 630 Deer Springs
Road, San Marcos, CA

INSPECTION OF PUBLIC RECORDS

The district shall make a determination if the records requested are available with the exception of those records specifically exempted from disclosure by state law and those records labeled as "TRADE SECRET" which are not emission data, within ten (10) days of the date of the receipt of the request. If, for good cause, the determination cannot be made within the ten (10) working days, the District will notify the requesting person the reasons for the delay and when the determination is expected to be made within an additional 14 days, as prescribed by law. Those records labeled as "TRADE SECRETS" shall be governed by the procedure set forth in District Rule 177 Section (g).

If you have any questions, please contact Public Records at (858) 650-4518.

Mail or fax completed form to:

San Diego APCD
Public Records
9150 Chesapeake Drive
San Diego, CA 92123

Phone: (858) 650-4700

Fax No.: (858) 650-4659



SAN DIEGO COUNTY AIR POLLUTION CONTROL DISTRICT
9150 CHESAPEAKE DRIVE
SAN DIEGO, CA 92123-1096
PHONE (858) 650-4700
FAX (858) 650-4659

FAX TRANSMITTAL COVER SHEET

DATE: 8/4/05

TO: Bryan Page
Leighton Consulting Inc.

FROM: Mary Perry
APCD

PHONE: 858-569-6914

PHONE: 858-650-4518

FAX: 858-292-0771

FAX: 858-650-4659

EMAIL: mary.perry@sdcounty.ca.gov

NUMBER OF PAGES TRANSMITTED: 1
(Including transmittal page)

COMMENTS:

RE: Your request for SDAPCD records

630 Deer Springs Rd.: No record of permit to operate, notice of violation or asbestos notification.

If you have any questions, or need additional information, please see the contact information above

MERRIAM MOUNTAINS SPECIFIC PLAN



APPENDIX I

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

GPA 04-06; SP 04-06; R04-013; VTM5381; S04-035, S04-036, S04-037,
S04-038; Log No. 04-08-028; SCH No. 2004091166

for the

DRAFT ENVIRONMENTAL IMPACT REPORT

August 2007

MERRIAM MOUNTAINS SPECIFIC PLAN

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Merriam Property – December 3, 2003

Clark Property – November 21, 2003

Kim Property – November 18, 2003

Jimenez Property – November 25, 2003

Smith Properties – August 17, 2005

Limited Soil Sampling Report – Spent Shotgun Shell Area – September 21, 2006

March 2007

Prepared for:

NNP-Stonegate Merriam, LLC
10815 Rancho Bernardo Road, Suite 310
San Diego, CA 92127

Prepared by:

Leighton and Associates, Inc.
3934 Murphy Canyon Road, Suite B205
San Diego, CA 92123



Leighton and Associates, Inc.

A LEIGHTON GROUP COMPANY

LIMITED SOIL SAMPLING REPORT
SPENT SHOTGUN SHELL AREA IN
NORTHWESTERN AREA OF MERRIAM
MOUNTAINS DEVELOPMENT SITE
SAN DIEGO COUNTY, CALIFORNIA

Prepared for:

Stonegate Development

27071 Cabot Road, Suite 106
Orange, California 92653

Project No. 040084-003

September 21, 2006



Leighton and Associates, Inc.

A LEIGHTON GROUP COMPANY

September 21, 2006

Project No. 040084-003

To: Stonegate Development
27071 Cabot Road, Suite 106
Orange, California 92653

Attention: Mr. Joe Perring

Subject: Limited Soil Sampling Report, Spent Shotgun Shell Area in Northwestern Area of Merriam Mountains Development Site, San Diego County, California

Reference: Leighton Consulting Inc., 2003, Phase I Environmental Site Assessment Report, Merriam Property, Escondido, California, dated December 3, 2003, Project No. 600197-001

Introduction

On December 3, 2003, Leighton Consulting, Inc. (Leighton Consulting) submitted the above referenced Phase I Environmental Site Assessment (ESA) Report for the Merriam Mountains site (Figure 1). On October 6 and 7, 2003, a representative of Leighton Consulting conducted a reconnaissance-level assessment of the Site. The Site was undeveloped, consisting of natural terrain and rolling hills and an abandoned hillside quarry. Evidence of cultural debris was observed at several locations onsite. No stained soils were noted at these locations. Spent shotgun shell casings were observed northeast of the abandoned private airstrip located in the northwest area of the Merriam Mountains project site. Leighton Consulting recommended collecting soil samples in the area of the spent shotgun shell to determine if lead shot has impacted the soil.

It is our understanding that the area of the spent shotgun shells will remain undeveloped.

Based on the above recommendation by Leighton Consulting, Stonegate Development authorized the collection and testing of four (4) surface soil samples from the area of the spent shotgun shells.

Soil Sampling

On August 31, 2006, Leighton was onsite to collect four (4) surface soil samples from the area of spent shotgun shells. The approximately 500 spent shot gun shells and approximately less than 50 22-bullet casings were noted in an approximately 120 feet by 120 feet area with cultural debris (metal, computer screen and compute CPU, etc.) that appears to have been used for target shooting by trespassers (Appendix A – Photographs). The four (4) soil samples were collected adjacent metal debris, which appears to have been used a targets. The four (4) soil samples locations are noted in Photographs #4, 5, 6, 7 and 8, which are presented in Appendix A. The soil sample locations are shown on Figure 2.

Laboratory Analysis

The soil samples were analyzed by EnviroMatrix Analytical, Inc., a State of California ELAP approved laboratory (Certification #:2564) for Total Lead by EPA 6000/7000 Series Methods. Since the Total Lead concentrations were greater than 100 mg/kg, the samples were also tested for soluble lead by State of California wet extraction method (Soluble Threshold Limit Concentration - STLC) and RCRA wet extraction method (Toxicity Characteristic Leaching Procedure - TCLP). A copy of the laboratory report and Chain-of-Custody is presented in Appendix B.

The laboratory analyses indicated the following:

Sample No.	Total Lead (mg/kg)	STLC (mg/L)	TCLP (mg/L)
S-1-0'	2,740	374	211
S-2-0'	558	52.4	163
S-3-0'	240	230	80.4
S-4-0'	764	620	14.1

Conclusion

The surface soil in the area of the spent shotgun shells has been impacted with lead from shotgun and bullet shells at concentration above the California standard for hazardous waste of 1,000 mg/kg for Total Lead and 5 mg/L for soluble lead and above the RCRA standard for hazardous waste of 5.0 mg/L.



Recommendation

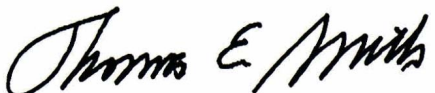
Based on the elevated levels of total and soluble lead in the four (4) surface soil samples collected from the area of spent shotgun shells we recommend the following:

- (1) Enter into the County of San Diego Department of Environmental Health's (DEH) Voluntary Assistance Program (VAP) and
- (2) Prepare and implement a Removal Action Plan for DEH's review and approval to remove the lead shot/bullets (i.e. vacuum and/or removal of the upper few inches of soil) for offsite disposal at an approved facility.

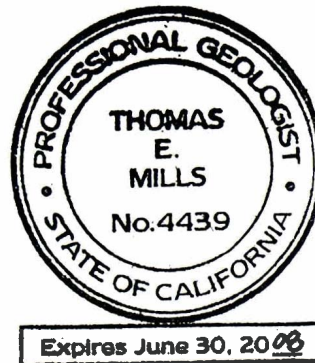
If you have any questions regarding this report, please contact this office. We appreciate the opportunity to be of service.

Respectfully submitted,

LEIGHTON AND ASSOCIATES, INC.



Thomas E. Mills, PG 4439 (Exp.6/30/08)
Project Manager



Distribution: (3) Addressee

- (1) Dudek, Attention: Ms. Elizabeth Doalson

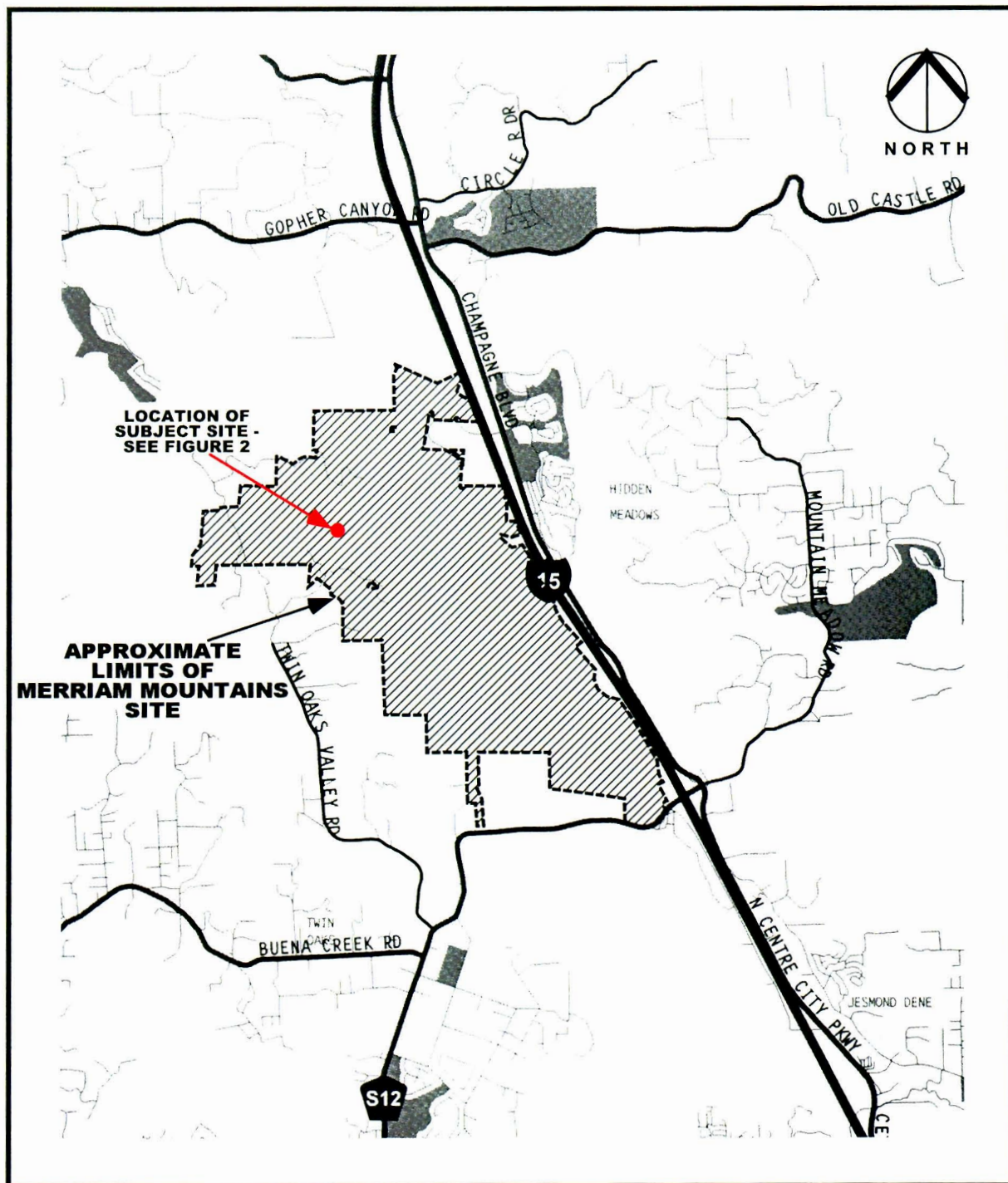
Attachments: Figure 1 – Site Location Map

Figure 2 – Sample Location Map – Area of Shotgun Shell Investigation

Appendix A – Photographs

Appendix B – Laboratory Result and Chain-of-Custody Documentation





Merriam Mountains
San Diego County, California

SITE LOCATION MAP

Project No.

040084-003

Date

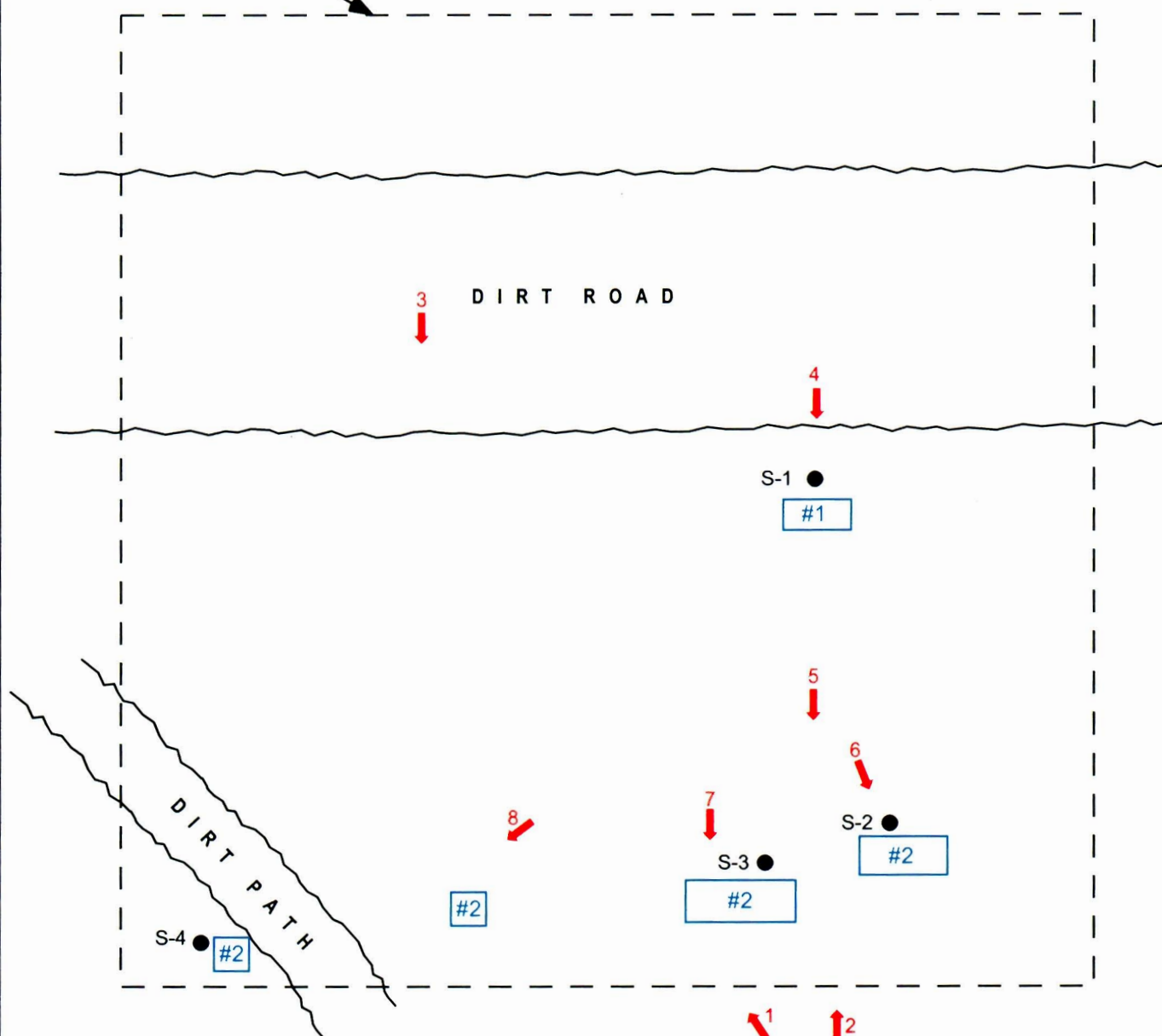
September 2006

Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY



Figure No. 1

Approximate Area of Spent Shotgun Shells



LEGEND

S-4 ● Approximate location of surface soil sample collected

#1 Computer screen/CPU/metal debris

#2 Metal debris

8 Photo location and direction



0 10 20 40
Scale in Feet

SAMPLE LOCATION MAP AREA OF SHOTGUN SHELL INVESTIGATION

Merriam Mountains
San Diego County, California

Project No. 040084-003
Scale 1" = 20 feet
Engr./Geol. TEM
Drafted By BRP
Date September 2006

Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY



Figure No. 2

APPENDIX A

PHOTOGRAPHS

PHOTO NO. 1:

View of area with spent shotgun shells. View facing northwest.



PHOTO NO. 2:

View of area with spent shotgun shells. View facing north.



PHOTO NO. 3:

View of area with spent shotgun shells adjacent to dirt road.



PHOTO NO. 4:

View of sample number S-1 in area with spent shotgun shells. View facing south.



PHOTO NO. 5:

View of samples numbers S-2 and S-3 in area with spent shotgun shells. View facing south.



PHOTO NO. 6:

View of sample number S-2 in area with spent shotgun shells. View facing south.



PHOTO NO. 7:

View of sample number S-3 in area with spent shotgun shells. View facing south.



PHOTO NO. 8:

View of sample number S-4 in area with spent shotgun shells. View facing southwest.



APPENDIX B

LABORATORY REPORT AND CHAIN-OF-CUSTODY DOCUMENTATION

EnviroMatrix



Analytical, Inc.



02 September 2006

Leighton and Associates, Inc.

EMA Log #: 0608571

Attn: Tom Mills

3934 Murphy Canyon Road Suite B205

San Diego, California 92123-4426

Project Name: Meriam Mtn. - 040084-0023

Enclosed are the results of analyses for samples received by the laboratory on 08/31/06 12:49. Samples were analyzed pursuant to client request utilizing EPA or other ELAP approved methodologies. I certify that this data is in compliance both technically and for completeness.

Dan Verdon

Laboratory Director

CA ELAP Certification #: 2564

Client Name: Leighton and Associates, Inc.
Project Name: Meriam Mtn. - 040084-0023

EMA Log #: 0608571

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
S-1-0'	0608571-01	Soil	08/31/06 10:10	08/31/06 12:49
S-2-0'	0608571-02	Soil	08/31/06 10:14	08/31/06 12:49
S-3-0'	0608571-03	Soil	08/31/06 10:15	08/31/06 12:49
S-4-0'	0608571-04	Soil	08/31/06 10:18	08/31/06 12:49

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



Client Name: Leighton and Associates, Inc.
Project Name: Meriam Mtn. - 040084-0023

EMA Log #: 0608571

Total Metals by EPA 6000/7000 Series Methods

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
S-1-0' (0608571-01) Soil Sampled: 08/31/06 10:10 Received: 08/31/06 12:49									
Lead	2740	10.0	mg/kg	1	6083132	08/31/06	09/01/06	EPA 6010	
S-2-0' (0608571-02) Soil Sampled: 08/31/06 10:14 Received: 08/31/06 12:49									
Lead	558	10.0	mg/kg	1	6083132	08/31/06	09/01/06	EPA 6010	
S-3-0' (0608571-03) Soil Sampled: 08/31/06 10:15 Received: 08/31/06 12:49									
Lead	240	10.0	mg/kg	1	6083132	08/31/06	09/01/06	EPA 6010	
S-4-0' (0608571-04) Soil Sampled: 08/31/06 10:18 Received: 08/31/06 12:49									
Lead	764	10.0	mg/kg	1	6083132	08/31/06	09/01/06	EPA 6010	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Client Name: Leighton and Associates, Inc.
Project Name: Meriam Mtn. - 040084-0023

EMA Log #: 0608571

Total Metals by EPA 6000/7000 Series Methods - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 6083132										
Blank (6083132-BLK1)				Prepared: 08/31/06 Analyzed: 09/01/06						
Lead	ND	10.0	mg/kg							
LCS (6083132-BS1)				Prepared: 08/31/06 Analyzed: 09/01/06						
Lead	101	10.0	mg/kg	100		101	75-125			
LCS Dup (6083132-BSD1)				Prepared: 08/31/06 Analyzed: 09/01/06						
Lead	104	10.0	mg/kg	100		104	75-125	3	20	
Duplicate (6083132-DUP1)		Source: 0608555-25		Prepared: 08/31/06 Analyzed: 09/01/06						
Lead	57.0	10.0	mg/kg		52.0			9	20	
Matrix Spike (6083132-MS1)		Source: 0608555-25		Prepared: 08/31/06 Analyzed: 09/01/06						
Lead	192	10.0	mg/kg	100	52.0	140	75-125			QM-06
Matrix Spike Dup (6083132-MSD1)		Source: 0608555-25		Prepared: 08/31/06 Analyzed: 09/01/06						
Lead	245	10.0	mg/kg	100	52.0	193	75-125	24	20	QM-06

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Client Name: Leighton and Associates, Inc.
Project Name: Meriam Mtn. - 040084-0023

EMA Log #: 0608571

Notes and Definitions

QM-06 Due to noted non-homogeneity of the QC sample matrix, the MS/MSD did not provide reliable results for accuracy and precision. Sample results for the QC batch were accepted based on LCS/LCSD percent recoveries and RPD values.

ND Analyte NOT DETECTED at or above the reporting limit

NR Not Reported

dry Sample results reported on a dry weight basis

RPD Relative Percent Difference

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



CHAIN-OF-CUSTODY FORM

EnviroMatrix



Analytical, Inc.

page 1 of 1

EMA LOG #: 0608571
 Client: Leighton and Assoc.
 Attn: Tom Mills
 Sampler(s): Tom Mills
 Address: 3934 Murphy Ct. S.E.
Suite B205 Shaw DR 901A92123
 Phone: 858-292-8030 Fax: 858-298-0771
 Email: Tom.Mills@LeightonGroup.com
 Billing Address: 1770 Gowan
Irwin CA 920
 Project ID: 0 Merriam Mtn
 Project #: 040084-0003 PO#: 040084-0003

4340 Viewridge Ave., Ste. A - San Diego, CA 92123 - Phone (858) 560-7717 - Fax (858) 560-7763

AUG 31 2006 12:49

REQUESTED ANALYSIS

Microbiology Notes:

#	Client Sample ID	Sample Date/Time	Sample Matrix	Container(s) # of / Type
01	S-1-0'	8/31/06 10:00	Soil	Glass
02	S-2-0'	" 10:14	"	"
03	S-3-0'	" 10:15	"	"
04	S-4-0'	" 10:18	"	"
05				
06				
07				
08				
09				
10				

Oil & Grease <input type="checkbox"/> 413.1 <input type="checkbox"/> 413.2 <input type="checkbox"/> 1664	413.1 (Total Recoverable Petroleum Hydrocarbons)	8015B (TPH) <input type="checkbox"/> Gas <input type="checkbox"/> Diesel <input type="checkbox"/> ASTM D2887	624 / 8260 (VOC) <input type="checkbox"/> Full <input type="checkbox"/> BTXE <input type="checkbox"/> MTBE <input type="checkbox"/> Oxy <input type="checkbox"/> Nap	625 / 8270 (Semi Volatile Organics) <input type="checkbox"/> PAH only	608 / 8081 (Organochlorine Pesticides)	608 / 8082 (Polychlorinated Biphenyls)	8141 (Organophosphorus Pesticides)	TBT (Organotin Compounds)	pH <input type="checkbox"/> Conductivity (EC) <input type="checkbox"/> TSS <input type="checkbox"/> TDS	Nitrate <input type="checkbox"/> Nitrite <input type="checkbox"/> TKN <input type="checkbox"/> NH3	TTL Metals (CAC Title 22) / (CAM 17)	STLC Metals (CAC Title 22) / (CAM 17)	TCLP (RCRA) <input type="checkbox"/> Metals <input type="checkbox"/> Organics	Cd Cr Cu Pb Ni Ag Zn <input type="checkbox"/> Dissolved	Coliform, <input type="checkbox"/> Total (MTF) <input type="checkbox"/> Fecal (MTF) <input type="checkbox"/> ColiLet, T-E Coli	Enterococcus, <input type="checkbox"/> MTF <input type="checkbox"/> Idexx	Heterotrophic Plate Count (HPC)	Total Lead
--	--	--	--	---	--	--	------------------------------------	---------------------------	---	--	--------------------------------------	---------------------------------------	---	---	--	---	---------------------------------	------------

Sample Comments:

Sample Matrix Codes: GW=ground water WW=waste water DW=drinking water SW=storm water

A=air SED=sediment O=oil T=tissue S=solid other (specify) L=liquid other (specify)

Shipped By: ☐ Courier ☐ UPS ☐ FedEx ☐ USPS ☐ Client drop off ☐ Other _____
 Turnaround Time: ☐ Same day ☒ 4 hr ☐ 8 hr ☐ 13 day ☐ 14 day ☐ 15 day ☐ STD (7 day)
 Reporting Requirements: ☐ Fax ☐ PDF ☐ Excel ☐ Geotracker EDF ☐ Other _____
 Sample Disposal: ☒ Laboratory ☐ Return to client: P/U or Delivery ☐ Archive until ____/____/____

CHAIN-OF-CUSTODY RECORD

RELINQUISHED BY	RECEIVED BY	DATE/TIME STAMP
Signature: <u>Thomas E. Mills</u>	Signature: <u>Robert Thompson</u>	<u>8/31/06</u>
Print: <u>Thomas E. Mills</u>	Print: <u>Robert Thompson</u>	<u>12:49</u>
Company: <u>Leighton and Assoc.</u>	Company: <u>EMA</u>	
Signature: _____	Signature: _____	
Print: _____	Print: _____	
Company: _____	Company: _____	
Signature: _____	Signature: _____	
Print: _____	Print: _____	
Company: _____	Company: _____	

SAMPLE INTEGRITY

Correct Containers: Yes No N/A
 Containers Properly Preserved: Yes No N/A
 Custody Seals Intact: Yes No N/A
 COC/Labels Agreed: Yes No N/A
 Project Comments: 24 HR

Additional costs may apply, consult a project manager for details.

EMA reserves the right to return any samples that do not match our waste profile.

Note: By relinquishing samples to EnviroMatrix Analytical, Inc., client agrees to pay for the services requested on this chain of custody form and any additional analyses performed on this project. Payment for services is due within 30 days from the date of the invoice. Sample(s) will be disposed of after 30 days unless otherwise noted. All work is subject to EMA's terms and conditions.

White - EMA

Canary - Accounting

Pink - Client (w/Report)

Goldenrod - Client (Relinquish Samples)

CHAIN-OF-CUSTODY FORM

EnviroMatrix



Analytical, Inc.

page 1 of 1

EMA LOG #: **0608571**

Client: **Leighton and Assoc.**

Attn: **Tom Mills**

Sampler(s): **Tom Mills**

Address: **3934 Murphy Canyon Rd.
Suite 3205 San Diego CA 92123**

Phone: **858-792-8035** Fax: **858-792-0771**

Email: **Tom.Mills@LeightonGroup.com**

Billing Address: **1770 Cowan
Irvine CA 92614**

Project ID: **0 Merriam Mtn**

Project #: **040084-0023** PO#: **040084-003**

4340 Viewridge Ave., Ste. A • San Diego, CA 92123 • Phone (858) 560-7717 • Fax (858) 560-7763

AUG 31 '06 12:49

REQUESTED ANALYSIS

Microbiology Notes:

#	Client Sample ID	Sample Date/Time	Sample Matrix	Container(s) # of / Type
01	S-1-0'	8/31/06 10:00	Soil	Glass
02	S-7-0'	" 10:14	"	"
03	S-3-0'	" 10:15	"	"
04	S-4-0'	" 10:18	"	"
05				
06				
07				
08				
09				
10				

Oil & Grease <input type="checkbox"/> 413.1 <input type="checkbox"/> 413.2 <input type="checkbox"/> 1664	418.1 (Total Recoverable Petroleum Hydrocarbons)	8015B (TPH) <input type="checkbox"/> Gas <input type="checkbox"/> Diesel <input type="checkbox"/> Ext <input type="checkbox"/> ASTM D2887	624 / 8260 (VOC) <input type="checkbox"/> Full <input type="checkbox"/> BTXE <input type="checkbox"/> MTBE <input type="checkbox"/> Oxy <input type="checkbox"/> Nap	625 / 8270 (Semi Volatile Organics) <input type="checkbox"/> PAH only	608 / 8081 (Organochlorine Pesticides)	608 / 8082 (Polychlorinated Biphenyls)	8141 (Organophosphorus Pesticides)	TBT (Organotin Compounds)	pH <input type="checkbox"/> Conductivity (EC) <input type="checkbox"/> TSS <input type="checkbox"/> TDS	Nitrate <input type="checkbox"/> Nitrite <input type="checkbox"/> TKN <input type="checkbox"/> NH3	TTLC Metals (CAC Title 22) / (CAM 17)	STLC Metals (CAC Title 22) / (CAM 17)	TCLP (RCRA) <input type="checkbox"/> Metals <input type="checkbox"/> Organics	Cd Cr Cu Pb Ni Ag Zn <input type="checkbox"/> Dissolved	Coliform, <input type="checkbox"/> Total (MTF) <input type="checkbox"/> Fecal (MTF) <input type="checkbox"/> Coli, T-E Coli	Enterococcus, <input type="checkbox"/> MTF <input type="checkbox"/> Idexx	Heterotrophic Plate Count (HPC)	Total Lead
--	--	---	--	---	--	--	------------------------------------	---------------------------	---	--	---------------------------------------	---------------------------------------	---	---	---	---	---------------------------------	------------

Sample Comments:

Sample Matrix Codes: GW=ground water WW=waste water DW=drinking water SW=storm water

A=air SED=sediment O=oil T=tissue S=solid other (specify) L=liquid other (specify)

Shipped By: ☐ Courier ☐ UPS ☐ FedEx ☐ USPS ☐ Client drop off ☐ OtherTurnaround Time: ☐ Same day ☒ 3 hr ☐ 1 day ☐ 3 day ☐ 5 day ☐ STD (7 day)Reporting Requirements: ☐ Fax ☐ PDF ☐ Excel ☐ Geotracker EDF ☐ OtherSample Disposal: ☒ Laboratory ☐ Return to client: P/U or Delivery ☐ Archive until

CHAIN-OF-CUSTODY RECORD

RELINQUISHED BY		RECEIVED BY		DATE/TIME STAMP
Signature	<i>Thomas E. Mills</i>	Signature	<i>Robert Thompson</i>	8/31/06
Print	Thomas E. Mills	Print	Robert Thompson	12:49
Company	Leighton and Assoc.	Company	EMA	
Signature		Signature		
Print		Print		
Company		Company		
Signature		Signature		
Print		Print		
Company		Company		

SAMPLE INTEGRITY

Correct Containers: Yes No N/A

Custody Seals Intact: Yes No N/A

COC/Labels Agree: Yes No N/A

Containers Properly Preserved: Yes No N/A

Chain of Custody Receipt: *706*

Sampled By: *[Signature]* Client ☐ EMA ☐ Autosampler

Project Comments:

*Additional costs may apply, consult a project manager for details.

*EMA reserves the right to return any samples that do not match our waste profile.

Note: By relinquishing samples to EnviroMatrix Analytical, Inc., client agrees to pay for the services requested on this chain of custody form and any additional analyses performed on this project. Payment for services is due within 30 days from the date of the invoice. Sample(s) will be disposed of after 30 days unless otherwise noted. All work is subject to EMA's terms and conditions.

White - EMA

Canary - Accounting

Pink - Client (w/Report)

Goldenrod - Client (Relinquish Samples)



14 September 2006

Leighton and Associates, Inc.

EMA Log #: 0609024

Attn: Tom Mills

3934 Murphy Canyon Road Suite B205

San Diego, California 92123-4426

Project Name: Meriam Mtn. - 040084-0023

Enclosed are the results of analyses for samples received by the laboratory on 08/31/06 12:49. Samples were analyzed pursuant to client request utilizing EPA or other ELAP approved methodologies. I certify that this data is in compliance both technically and for completeness.

Dan Verdon

Laboratory Director

CA ELAP Certification #: 2564

Client Name: Leighton and Associates, Inc.
Project Name: Meriam Mtn. - 040084-0023

EMA Log #: 0609024

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
S-1-0'	0609024-01	Soil	08/31/06 10:10	08/31/06 12:49
S-2-0'	0609024-02	Soil	08/31/06 10:14	08/31/06 12:49
S-3-0'	0609024-03	Soil	08/31/06 10:15	08/31/06 12:49
S-4-0'	0609024-04	Soil	08/31/06 10:18	08/31/06 12:49

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



Client Name: Leighton and Associates, Inc.
Project Name: Meriam Mtn. - 040084-0023

EMA Log #: 0609024

STLC Metals by EPA 6000/7000 Series Methods

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
S-1-0' (0609024-01) Soil Sampled: 08/31/06 10:10 Received: 08/31/06 12:49									
Lead	374	10.0	mg/l	10	6091103	09/11/06	09/11/06	EPA 6010	
S-2-0' (0609024-02) Soil Sampled: 08/31/06 10:14 Received: 08/31/06 12:49									
Lead	52.4	1.00	mg/l	1	6091103	09/11/06	09/11/06	EPA 6010	
S-3-0' (0609024-03) Soil Sampled: 08/31/06 10:15 Received: 08/31/06 12:49									
Lead	230	1.00	mg/l	1	6091103	09/11/06	09/11/06	EPA 6010	
S-4-0' (0609024-04) Soil Sampled: 08/31/06 10:18 Received: 08/31/06 12:49									
Lead	620	10.0	mg/l	10	6091103	09/11/06	09/11/06	EPA 6010	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Client Name: Leighton and Associates, Inc.
Project Name: Meriam Mtn. - 040084-0023

EMA Log #: 0609024

TCLP Metals by EPA 6000/7000 Series Methods

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
S-1-0' (0609024-01) Soil Sampled: 08/31/06 10:10 Received: 08/31/06 12:49									
Lead	211	1.00	mg/l	1	6091103	09/11/06	09/11/06	EPA 6010	
S-2-0' (0609024-02) Soil Sampled: 08/31/06 10:14 Received: 08/31/06 12:49									
Lead	163	1.00	mg/l	1	6091103	09/11/06	09/11/06	EPA 6010	
S-3-0' (0609024-03) Soil Sampled: 08/31/06 10:15 Received: 08/31/06 12:49									
Lead	80.4	1.00	mg/l	1	6091103	09/11/06	09/11/06	EPA 6010	
S-4-0' (0609024-04) Soil Sampled: 08/31/06 10:18 Received: 08/31/06 12:49									
Lead	14.1	1.00	mg/l	1	6091103	09/11/06	09/11/06	EPA 6010	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Client Name: Leighton and Associates, Inc.
 Project Name: Meriam Mtn. - 040084-0023

EMA Log #: 0609024

STLC Metals by EPA 6000/7000 Series Methods - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 6091103										
Blank (6091103-BLK1)				Prepared & Analyzed: 09/11/06						
Lead	ND	0.10	mg/l							
LCS (6091103-BS1)				Prepared & Analyzed: 09/11/06						
Lead	1.06	0.10	mg/l	1.00		106	75-125			
LCS Dup (6091103-BSD1)				Prepared & Analyzed: 09/11/06						
Lead	1.02	0.10	mg/l	1.00		102	75-125	4	20	
Duplicate (6091103-DUP1)		Source: 0609024-04		Prepared & Analyzed: 09/11/06						
Lead	13.9	1.00	mg/l		620			191	20	QR-02
Matrix Spike (6091103-MS1)		Source: 0609024-04		Prepared & Analyzed: 09/11/06						
Lead	23.2	1.00	mg/l	10.0	620	NR	75-125			QM-06
Matrix Spike Dup (6091103-MSD1)		Source: 0609024-04		Prepared & Analyzed: 09/11/06						
Lead	23.4	1.00	mg/l	10.0	620	NR	75-125	0.9	20	QM-06

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



Client Name: Leighton and Associates, Inc.
Project Name: Meriam Mtn. - 040084-0023

EMA Log #: 0609024

TCLP Metals by EPA 6000/7000 Series Methods - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 6091103										
Blank (6091103-BLK1)				Prepared & Analyzed: 09/11/06						
Lead	ND	0.100	mg/l							
LCS (6091103-BS1)				Prepared & Analyzed: 09/11/06						
Lead	1.06	0.100	mg/l	1.00		106	75-125			
LCS Dup (6091103-BSD1)				Prepared & Analyzed: 09/11/06						
Lead	1.02	0.100	mg/l	1.00		102	75-125	4	20	
Duplicate (6091103-DUP1)				Source: 0609024-04		Prepared & Analyzed: 09/11/06				
Lead	13.9	1.00	mg/l		14.1			1	20	
Matrix Spike (6091103-MS1)				Source: 0609024-04		Prepared & Analyzed: 09/11/06				
Lead	23.2	1.00	mg/l	10.0	14.1	91	75-125			
Matrix Spike Dup (6091103-MSD1)				Source: 0609024-04		Prepared & Analyzed: 09/11/06				
Lead	23.4	1.00	mg/l	10.0	14.1	93	75-125	0.9	20	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Client Name: Leighton and Associates, Inc.
Project Name: Meriam Mtn. - 040084-0023

EMA Log #: 0609024

Notes and Definitions

QR-02 The RPD result exceeded the QC limits due to non-homogeneity of sample.

QM-06 Due to noted non-homogeneity of the QC sample matrix, the MS/MSD did not provide reliable results for accuracy and precision. Sample results for the QC batch were accepted based on LCS/LCSD percent recoveries and RPD values.

ND Analyte NOT DETECTED at or above the reporting limit

NR Not Reported

dry Sample results reported on a dry weight basis

RPD Relative Percent Difference

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

page 1 of 1

ALC 74 500 10 5

Microbiology Notes:

	Oil & Grease	<input type="checkbox"/> 413.1	<input type="checkbox"/> 413.2	<input type="checkbox"/> 1664
	418.1 (Total Recoverable Petroleum Hydrocarbons)			
	8015B (TPH)	<input type="checkbox"/> Gas	<input type="checkbox"/> Diesel	<input type="checkbox"/> ASTM D2887
	624 / 8260 (VOC)	<input type="checkbox"/> Full	<input type="checkbox"/> BTXE	<input type="checkbox"/> MTBE <input type="checkbox"/> Oxy <input type="checkbox"/> Nap
	625 / 8270 (Semi Volatile Organics)	<input type="checkbox"/> PAH only		
	608 / 8081 (Organochlorine Pesticides)			
	608 / 8082 (Polychlorinated Biphenyls)			
	8141 (Organophosphorus Pesticides)			
	TBT (Organotin Compounds)			
	pH	<input type="checkbox"/> Conductivity (EC)	<input type="checkbox"/> TSS	<input type="checkbox"/> TDS
	Nitrate	<input type="checkbox"/> Nitrite	<input type="checkbox"/> TKN	<input type="checkbox"/> NH3
	TTLc Metals	(CAC Title 22) / (CAM 17)		
	STLC Metals	(CAC Title 22) / (CAM 17)		
	TCLP (RCRA)	<input type="checkbox"/> Metals	<input type="checkbox"/> Organics	
	Cd	Cr	Cu	Pb Ni Ag Zn
				<input type="checkbox"/> Dissolved
	Coliform,	Total (MTF)	Fecal (MTF)	Colilert, T+E Coli
	Enterococcus,	MTF	IDexx	
	Heterotrophic Plate Count (HPC)			
XX XX	Total Lead			
XXX X	STLC	Pb		
XXX X	TCLP	Pb		

Sample Comments

CHAIN-OF-CUSTODY RECORD

RELINQUISHED BY

RECEIVED BY

DATE/TIME STAMP

Signature _____

Signature _____

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Company	
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and the other 100%.

project 10

Note: By relinquishing samples to EnviroMatrix Analytical, Inc., client agrees to pay for the services requested on this chain of custody form and any additional analyses performed on this project. Payment for services is due within 30 days from the date of the invoice. Sample(s) will be disposed of after 30 days unless otherwise noted. All work is subject to EMA's terms and conditions.